

**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 2, 2017 at 6:00 P.M. at Community Center, 3101 17th Street, St. Cloud, Florida.

Present and constituting a quorum were:

Rebecca Fernandez	Chair
Larry Rabb	Vice Chairman
Daryl Greenwood	Assistant Secretary
Evan Cantrall	Assistant Secretary
Jason Borders	Assistant Secretary

Also present were:

Gary L. Moyer	Moyer Management Group, Inc.
Brian Smith	STS Field Manager
Tom Murphy	Girard Environmental
Residents	

The following is a summary of the minutes and actions taken at February 2, 2017 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 are present.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 1, 2016 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the December 1, 2016 meeting and requested any additions, corrections or deletions.

On MOTION by Ms. Fernandez seconded by Mr. Cantrall, with all in favor, the minutes of the December 1, 2016 meeting were approved.

FIFTH ORDER OF BUSINESS

Resident Owner Association Report

Ms. Fernandez noted the ROA does not meet until Tuesday.

Mr. Moyer asked can you give me an update on CenturyLink?

Ms. Fernandez responded it is still in litigation. They are supposed to meet next week or the week after to try to come up with some resolution. At this point the ROA has asked that we not pay any bills until further notice.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. December 2016 Financials

Mr. Moyer stated under special assessments we levied \$458,000 and we have collected \$269,000 through the end of December.

Mr. Rabb stated when we started the cable they were charging us \$50 per month; that is what the budget was based on and the budget has remained the same.

Mr. Moyer stated what we do is have the ROA tell us how many households avail themselves to the cable and multiple that number by the monthly amount that is billed.

Mr. Rabb asked what do we notify the tax office with?

Mr. Moyer responded when we do the budget we assume there will be a certain number of lots that will be built on. It is conservative, we are not saying there will be 50 houses built a year. We increase the amount the ROA gives us by what we think we will happen in the next 12 months and that is what we put on the tax rolls. At the end of each fiscal year there is usually some surplus.

Ms. Fernandez asked about the OUC invoices noting she does not understand the streetlight charge.

Mr. Moyer stated the maintenance charge is probably the electric portion that we use. We will pull the contract to see what was covered and how it was broken down between capital and maintenance.

Ms. Fernandez stated the other item is the water utility bills. I know Girard has been working on trying to balance the water flow but if you look at the history some of them are all over the place.

Mr. Moyer stated they will have to put a location map together of where the meters are.

Ms. Fernandez stated on the bottom of page 94 the usage really spiked.

Mr. Moyer stated that usually means a water line break but again, we can check all of that.

Ms. Greenwood noted she had the same question on the water and OUC also. I was going to check to see if we are still paying for the Nolte lights and I could not find any differentiation as I went through OUC on what the locations are.

Mr. Moyer stated we will pull the OUC contract to find out what we are supposed to be paying and what part of it goes to the payment of the amortization of the pole costs, what part is energy use.

Ms. Fernandez stated a lot of the lights on West Nolte are out but the OUC website mandates that you give a physical street address.

Ms. Greenwood stated use the pole number. The Grove has multiple lights out and they have been called in.

Ms. Fernandez stated some on West New Nolte went out before Thanksgiving. Is that something you can try to enforce?

Mr. Smith responded we do not do light checks but I can give Don Callahan a call to find out how OUC does light reviews.

B. Check Register and Invoices

Ms. Fernandez asked what is going on with the late fee.

Mr. Smith responded that is the same charge; it is being disputed.

Mr. Cantrall asked are the Atlanta Home Depot charges an online order?

Mr. Smith responded it could have been a special order.

Ms. Fernandez responded that is the late fee.

Mr. Borders asked what are the fountain services that we get for \$700?

Mr. Smith responded they clean the fountain, the filters, and flush the nozzles. They check the pumps to make sure they are operating; it is like a pool maintenance person.

Ms. Greenwood inquired if there is an update from Mr. Mantzaris on Park Square?

Mr. Moyer responded the motion for summary judgment is February 14th.

On MOTION by Mr. Cantrall seconded by Mr. Rabb, with all in favor, the invoices for the period November 2016 to December 31, 2016 in the amount of \$199,713.24 were approved.

C. Discussion of Christmas Decorations

Mr. Smith stated I provided a handout. Street Décor, Inc. is where we get our banners from and the first page is a proposal for 45 additional banners. The second page is our original order of 30 banners. For the 45 the price goes down to \$70 each. The 45 will pretty much do all of the poles.

Ms. Fernandez stated with the Board’s permission I would like to take this to the HOA to see if they would be willing to fill in the gaps with their budget.

There was no objection to this request.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Moyer reported Ms. Fernandez sent Mr. Mantzaris an email this afternoon requesting an update on the discussion in December about the Trustee utilizing CDD monies to pay DSD debt service. His response was Sandy MacLennan, the bond counsel person associated with the bond issues, has not been able to get the Trustee to respond that question.

Mr. Borders asked how many times have we asked the question? Have they answered other questions and refused to answer that specific question?

Mr. Moyer responded they answered on December 20th; “the default distribution was made using amounts deposited by the Special District (which we were told by your counsel were land sales proceeds) into the funds and accounts held under the DSD Indenture.” If it is land sale proceeds then that is DSD and would have been appropriate to put into the DSD Trust Account.

Ms. Greenwood asked were those the Park Square land sales?

Mr. Moyer responded I do not know what land sales they are referencing. Park Square would not be DSD.

Ms. Fernandez stated it is probably the Wal-Mart or the north plot.

Mr. Borders asked can we determine which land sales?

Mr. Moyer responded Mr. Mantzaris would be able to tell you. Keep in mind how all of this played out. Back in 2013 is when the B Bonds were supposed to be paid off, they were not and the bond issue was broken into two components - A Bonds and B Bonds. A Bonds are what were passed on to each of you when you bought a house, that was your share of the debt service on the bonds. The B Bonds were supposed to be paid off by the builder or developer at the time of transfer from the developer to the builder and that did not take place. In 2013 the A Bond payers are doing fine and we collect every nickel we need for the A Bonds and we send that to the Trustee for the payment of the annual principal and interest on the A Bonds. Trustee at the direction of the bondholder said it is one bond issue so the whole bond issue A Series and B Series are in default and we are going to direct you on how we want you, the Trustee, to manage, hold and pay those monies. Our position has always been those of bifurcated bonds, you cannot declare the A Bonds in default because the B Bonds are in default. That is the issue we are trying to resolve with this communication.

That is the report from Mr. Mantzaris and again, the summary judgment on the assessment default is February 14th.

Ms. Greenwood asked is that open, we can go to that?

Mr. Moyer responded yes, you can.

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 in The Groves there is a homeowner whose backyard backs up to our common area where the sidewalk and berm is. He has been getting water there because we had some irrigation breaks. We fixed and awhile back installed some drainage which has helped. He is now concerned about the two Cypress trees fairly close to his property. They are getting mature and it is causing Cypress knees to grow up in his backyard. The only way to solve the

problem would be to remove the two trees and I do not know if the Board would entertain doing that.

Mr. Moyer asked do you have a price?

Mr. Murphy responded if we flush cut the trees and leave the root balls intact it would be about \$200 per tree to take down and remove. If we remove the root ball it will be another \$150 per tree for the excavation.

Ms. Greenwood asked if the root ball remains will it sprout new growth?

Mr. Murphy responded there is a possibility but very rarely.

Mr. Smith stated there are also chemicals we can put on it to kill it.

Discussion followed on the location of the trees.

Mr. Borders asked if we take the trees out will he then want us to put other trees in?

Mr. Smith responded I told him we would not replace them.

Ms. Fernandez stated it is our area.

Mr. Borders stated yes, but he wants us to take trees out from our area. If there any backlash from the surrounding neighbors?

Mr. Smith responded they are pretty much in his yard.

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Mr. Smith stated the Cypress tree will typically put up knees within the drip line of the tree and the drip line of the tree goes into his property. The trees are less than ten feet from his property.

Mr. Borders asked from an aesthetics perspective how is it going to change it? Do they look nice there? Is it something we would want to keep?

Mr. Smith stated our berm is fairly high there and they sit at the lower end of the berm. It may open some view to the roofs but I don't think on New Nolte drivers are going to look over.

Mr. Murphy stated the worse will be on the owner's part because he will lose the screening looking out onto the road.

Mr. Smith stated I will tell him we are taking them out and these are the only options you have. We will take them out, flush out them, sod over them, we will get the weeds out of your yard and we are not putting any additional trees in.

Ms. Fernandez asked any objections?

Mr. Borders responded I would rather not take the trees out. I am not one for taking trees out. I understand he has a problem with the knees and everything but it seems like a trivial problem to have but that is my personal opinion.

Ms. Greenwood asked will it impact the neighbors and their visual?

Mr. Smith responded not as much as it does his. I can tell him he has to get buy-in from both his neighbors.

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Ms. Fernandez stated since the HOA is involved I would recommend them contacting the homeowner's on both sides in conjunction with Mr. Smith rather than putting it on the homeowner.

Mr. Moyer stated we can do this by consensus. Is it okay with the four of you? We know how Mr. Borders feels.

Ms. Fernandez stated I am with you; I do not like removing trees.

Mr. Borders stated I think I would feel more comfortable if we had a written request and we submitted to them, in writing, the stipulations and everything.

Mr. Smith stated I can ask him to submit it in writing for the next meeting.

Ms. Fernandez stated I do not think it needs to wait until the next meeting as long as you can get it in written form and he signs it.

Mr. Borders stated I am fine with it and the stipulations.

Ms. Greenwood stated for the ARC you have to sign-off from the neighbors for some things. I believe the burden is on the resident requestor to do so. I am fine with us writing up something they will sign but put the burden on the homeowner to have to get his neighbors consent.

Mr. Smith stated you have copies of the Field Report. Everything is going well with aquatic weed control. I will have him come to a meeting when we start getting warmer weather and algae because everybody starts fertilizing.

Mr. Murphy stated we are continuing to make progress throughout the property. I am pleased with the majority of the progress we are making as far as the bed cleanup. To the fact that we were scheduled to do mulching in March, I have moved it forward to February. The beds are in decent shape and we are currently cutting back the ornamental grasses and will be applying pre-emergent's to prevent future weeds. As soon as that is done is when the mulch will come in and we will hopefully have a minimal weed presence throughout the summer months and rainy season. This past week we started the pruning of the Crepe Myrtles. We are not doing the traditional and whacking of the tops. We are structure pruning them bringing them up to a height of eight or nine feet and letting it go out from there. We started the bush hogging this week behind The Estates area and will be continuing on with that tomorrow until all the areas are back to where we want it to be. After that we will be moving into some of the wetland buffers that are encroaching onto the common areas. Last time we met we talked about the annual reduction we did with the beds, we talked about the amount of monies available to the CDD because of this. Mr. Smith and I had some conversations and have come to the conclusion the cleanest way to do this is effective February through the end of the contract the monthly costs will be reduced by \$125 per month. The first fertilization and weed treatment was done on the turf areas on January 24th. I expect to start seeing some die back probably in mid-February because of the time of the year. The irrigation is about 90 to 95% of where it needs to be. Possibly part of the spike in water consumption is when we started pre-pressurizing some of the lines we had three main line breaks in December and January. Plus we have been here three or four days a week running water getting you prepared. Your water usage was quite a bit more because we cannot tell breaks or adjustments without running the water. That should level out within the next month or so. All we have to do now is a little fine tuning. All of the heads are adjusted so they are not watering the roads and sidewalks and we need to work on the timing periods as far as what areas need how much water and so on. I hope everyone is still pleased and seeing the progress we are making.

Mr. Smith stated we have also met to talk about developing some proposals for plant replacement and some sod installation. We do have money in the R&M Grounds and I will use that for the enhancements of the entry medians and areas. We have another \$16,000 for plant replacement; I do not want to use all of that but it will probably be around \$10,000. The goal

now is to get all of the beds cleaned up and the size and shape we want them and fill in some of the areas where the plants are sparse.

Ms. Fernandez stated going in out of the pods, especially Magnolia Green, there are bushes at the front that are huge. Can they be squared off and shaped? If they were shaped it would make the area look nice.

Mr. Smith stated while the bush hog is here they are going to be removing the stumps.

Mr. Murphy stated we have already removed them.

Mr. Smith stated as he said as soon as the bush hogging is done he is going to do some of the wetland areas.

Ms. Fernandez stated between Verandah Lakes and The Preserve it is encroaching in the dogi pot area. Between The Preserve and Magnolia Green they are already cleaning area. I noticed, somebody, on the other side of the pond on West New Nolte behind The Grove has cleaned up the embankment. If you did not do it the homeowner did.

Mr. Smith stated his guys cleaned the edge of that pond.

Ms. Fernandez stated it looks good. It could go back a little further.

Mr. Smith stated I need access to the outfall structures in case we need to make repairs.

Ms. Fernandez stated they have been slowly replacing sprinklers throughout the community and you can tell. I have noticed the difference with the grass and coverage. There are still weeds but it is starting to look a lot better than it has in a long time.

Mr. Rabb stated they got the fenced cleaned at the back of Magnolia Green.

Mr. Smith stated the next thing is the entry walls. In the spring we will pressure and clean them; it will be billed to the ROA - R&M account.

Ms. Fernandez asked when is the sidewalk by The Estates going to be repaired?

Mr. Smith responded I spoke with Don Callahan about it and the put barricades there two months ago. That is when they told me they were going to fix it but the gentleman from the city says he looked at the property appraiser's website and it shows it is CDD property. I told him the City Attorney is telling me it is yours to fix and he said I talked to my boss and he said to fix it.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

February 2, 2017

Stevens Plantation CDD

NINTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

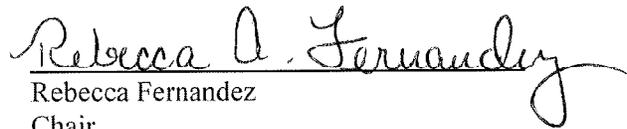
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Gary L. Moyer
Secretary


Rebecca Fernandez
Chair

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DEVELOPMENT DISTRICT**

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Larry Rabb Vice Clairman Daryl Greenwood Assistant Secretary Evan Cantra-11

Assistant Secretary Jason Borders Assistant Secretary

Also present were:

Gary L. Moyer Moyer Management Group, Inc. Brian Smith **STS** Field Manager

Tom Murphy Girard Environmental Residents

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SECOND ORDER OF BUSINESS RoU Call Mr. Moyer reported all supervisors are present.

THIRD ORDER OF BUSINESS Audience Comments There being none, the next item followed.

February 2, 2017

Stevens Plantation CDD

FOURTH ORDER OF BUSINESS Approval of the Minutes of the December 1, 2016 Meeting

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On MOTION by Ms. Fernandez seconded by Mr. Cantrall, with all in favor, the minutes of the December 1, 2016 meeting were approved.

FIFTH ORDER OF BUSINESS Resident Owner Association Report Ms.

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Ms. Fernandez responded it is still in litigation. They are supposed to meet next week or the next week to try to come up with some resolution. At this point the ROA has asked that we not pay any bills until further notice.

SIXTH ORDER OF BUSINESS District Manager's Report A. December 2016 Financials

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February 2, 2017
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Mr. Smith stated you have copies of the Field Report. Everything is going well with aquatic vccd control. | will have bino come to a meeting when we start getting warmer weather and algae because everybody starts fertilizing.

Fobnmxy2,2U17 Stevens Plantation CDD Mr. Murphy stated we are continuing to make progress throughout the property. I am

pleased with the majority of the progress we are making as far as the bed cleanup. To the fact that we were scheduled to do mulching in March, I have moved it forward to February. The beds are in decent shape and we are currently cutting back the ornamental grasses and will be applying pre-emergent's to prevent future weeds. As soon as that is done is when the mulch will occur in and we will hopefully have minimal weed presence throughout the summer months and rainy season. This past week we started the pruning of the Crepe Myrtles. We are not doing the U. odidono and whacking of the tops. We are structure pruning them bringing them to a height of eight or nine feet and letting it go out from there. We started the bush hogging this week behind the Emus area and will be continuing on with that tomorrow until all the areas are back to normal we want it to be. After that we will be moving into some of the wetland buffers that are encroaching onto the common areas. Last time we met we talked about the annual reduction we did with the beds, we talked about the amount of monies available to the CDD because of this. Mr. Smith and I had some conversations and have come to the conclusion the cleanest way to do this is effective February through the end of the Contract the monthly costs will be reduced by \$125 per month. The first fertilization and weed treatment was done on the turf areas on January 24/h. I expect to start seeing some die back probably in mid-February because of the time of the year. The irrigation is about 90 to 95% of where it needs to be. Possibly part of the spike in water consumption is when we started pre-pressurizing some of the lines we had three main line breaks in December and January. Plus we have been here three or four days a week running your getting you prepared. Your water usage was quite a bit more because we cannot tell breaks or adjustments without running the water. That should level out within the next month or so. All we have to do now is a little fine tuning. All of the heads are adjusted so they are not watering the roads and sidewalks and we need to work on the timing periods on the areas that need a lot of water. I hope everyone is still pleased and seeing the progress we are making.

Mr. Smith stated we have also met to talk about developing some proposals for plant replacement some sod installation. We do have money in the R&M Grounds and I will use that for the enhancements of

the entry medians and areas. We have another \$16,000 for plant replacement; I do not want to use all of that but it will probably be around \$10,000. The guu|

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February 2, 2017 Stevens Plantation CDD now is to get all of the beds cleaned up and the size and shape we want them and fill in some of the areas where the plants are sparse.

Ms. Fernandez stated going in out of the pods, especially Magnolia Green, there are bushes at the front that are huge. Can they be squared off and shaped? If they were shaped it would make the area look nice.

N& Smith stated mlile the bush hog is here they are going to be removing the stumps. Mr. Murphy stated we have already removed them.

Mr. Srnith stated as he said as soon as the bush hogging is done he is going to do some of the wMand areas.

Ms. Fernandez stated between Verandah Lakes and The Preserve it is encroaching in the dogi pot area. BctweooTboPrcaorvc uud Magoo|iu (}reon tthey are oJrcody o|eaniog ozcu. l noticed, somebody, on the other side of the pond on West New Nolte behind The Grove has cleaned up the ocnhookn)out. If you did not do it the bucncovvnr did.

Mr. Smith stated his guys cleaned the edge of that pond. M.a.Fernandez stated itlooks good. It could go back a little further.

&8r. Snohb xtulcdI need access to the ME& structures in case we need to make repairs. Ma. Fernandez stated they have been slowly replacing sprinklers throughout the community and you can tell. I have noticed the difference with the grass and coverage. There are still p/oodm but it is starting to |ooka lot better than it has in a long time.

Mn Rabb stated they got the fenced cleaned at the back of Magnolia Green..

Mr. 8rnidb stated the next thing is the entry walls. In the spring we will pressure and clean them; it will be billed to Lbc110A -[l&M account.

Ms. Fernandez asked when is the sidewalk by The Estates going to be repaired?

Mr. Smith rexpoudodI spoke with Don Calkhan about it and the put barricades there two months ago. That is when they told me they were going to fix it but the gentleman from the city ou?m he looked at the property nypmioc,`x vvohaiie and it shows it is CDD property. 1. told

him the City Attorney is telling zoc it is yours to fix and hn said |
talked to my boss and ho said to fix

It.

EIGHTH ORDER OF BUSINESS Other Business There being none, the next item
followed.

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February 2, 2017
Stevens Plantation CDD

NINTH ORDER OF BUSINESS Supervisor Requests There being none, the next item followed.

TENTH ORDER OF BUSINESS There being no further business,

Adjournment

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

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vsk,yo~ a Rebecca Fernandez Chair