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, August 3, 2017 at 6:00 P.M. at Civic Center, 3001 17th Street, St. Cloud, Florida.

Present and constituting a quorum were:

Rebecca Fernandez	Chair
Daryl Greenwood	Assistant Secretary
Evan Cantrall	Assistant Secretary

Also present were:

Gary L. Moyer	Moyer Management Group, Inc.
Daniel Mantzaris	De Beaubien, Knight, Simmons, Mantzaris
Russ Simmons	STS Field Manager
Chuck Walker	STS
Shannon Murphy	Girard
Residents	

The following is a summary of the minutes and actions taken at the August 3, 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 Ms. Fernandez, Ms. Greenwood and Mr. Cantrall constitute a quorum.

THIRD ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the June 1, 2017 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the June 1, 2017 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 June 1, 2017 meeting were approved.

FIFTH ORDER OF BUSINESS **Resident Owner Association Report**

Mr. Moyer stated this item has been on our agenda for years now with the idea being to have better communications with the ROA so we know what you are doing and you can understand what we are doing. Several of our members are active in your association so you probably already know what is going on from our side.

An unidentified speaker stated I will be the manager and Kelly will be doing some inspections and violation / code enforcement. On a monthly basis they will be getting a management report which will list projects in progress, violations, collections and that type of information. It will not be provided to the CDD only the ROA; the information can be passed on.

Ms. Fernandez stated a lot of the information here is emails from the homeowners about trash in the ponds, landscaping issues and anything that deals with the CDD. If you cannot get a hold of them or address them you can bring them here.

The unidentified speaker stated I have a pile of complaints. I can give you resolution or no resolution.

Mr. Moyer stated there is no reason for you to wait a month if there is a problem. Get a hold of Mr. Simmons and let us know so we can take care of it. If it is a big problem that involves spending District monies that are not budgeted then it will have to come back to a Board meeting for authorization but for normal type items you do not have to wait for that.

SIXTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2018**

A. Fiscal Year 2018 Budget

Mr. Moyer stated this is the public hearing to consider the adoption of the budget for Fiscal Year 2018. You may recall at our June 1st meeting we distributed the budget and set a public hearing for today. At that time in June I indicated to the Board that what we were presenting did not anticipate increasing non-ad valorem assessments to the residents and we can continue to operate within the financial constraints that we have. We have been doing this for a long time and have found the budget to be adequate for the purposes we have. The District does maintain a strong Fund Balance so if there is a catastrophic event or something generally we would be able to use those fund balances for that purpose and special projects of the Board if you

have something that you think we need to do or want to do for the community. This budget continues to fund the internet service and as discussed in June it will continue for another year so we have budgeted for that purpose as well.

Ms. Fernandez opened the public hearing.

There being no comments,

B. Consideration of Resolution 2017-4 Adopting the Final Budget

> On MOTION by Ms. Greenwood seconded by Mr. Cantrall, with all in favor, Resolution 2017-4 a resolution of the Stevens Plantation Community Development District relating to the annual appropriations of the District and adopting the budget for the fiscal year being October 1, 2017 and ending September 30, 2018 and referencing the maintenance and benefit special assessments to be levied by the District for said fiscal year was adopted.

C. Consideration of Resolution 2017-5 Levying the Assessments

Ms. Fernandez asked do you have the dollar amounts?

Mr. Moyer responded the amount the District will receive is $458,152. We have to assume everyone will take the 4% discount and we have 2% to the Tax Collector. The gross amount will be $497,991.

> On MOTION by Ms. Fernandez seconded by Mr. Cantrall, with all in favor, Resolution 2017-5 a resolution levying and imposing a non-ad valorem maintenance special assessment for the Stevens Plantation Community Development District for Fiscal Year 2018 was adopted.

SEVENTH ORDER OF BUSINESS District Manager's Report

A. June Financials

Mr. Moyer stated we have collected all of our non-ad valorem assessments. On Administrative expenditures we are over but I think you are all aware of why with all the legal work Mr. Mantzaris has done in terms of foreclosing assessments. Some of that money will come back as we settle these foreclosures and his attorney fees are added to the settlement. On General Field we are $24,000 under budget and ROA we are $8,000 under budget. So through

the first nine months of our fiscal year we are under budget by $2,069, which is good considering how much we are over budget on Administrative.

B. Check Register and Invoices

On MOTION by Ms. Greenwood seconded by Ms. Fernandez, with all in favor, the invoices for the period May 1, 2017 to June 30, 2017 in the amount of $293,965.64 were approved.

Ms. Greenwood stated the invoices are not in the agenda package.

Mr. Moyer stated because of some accounting changes they put the check register in but I do not think we got the invoices.

Ms. Greenwood requested that they continue to receive the invoices.

Mr. Moyer stated we will get them to you.

C. Meeting Schedule for FY 2018

Mr. Moyer stated the meeting schedule is pretty much the same as what we have now which is the first Thursday of every other month at 6:00 p.m. at this location. For August 2018 we are suggesting the second Thursday and the reason for this is we have to make our budget available to the County 60 days prior to adoption.

Ms. Fernandez asked is it going to cause a conflict if we meet the second Thursday in February so we can meet after the HOA meeting on Tuesday?

Mr. Mantzaris stated we will confirm the room.

D. AMTEC Arbitrage Rebate Calculation Reports for Series 2003 Bonds

Mr. Moyer stated this is where we are required by the tax code to determine if we have any rebate liability because we earned more money than we made on the bonds but that is not the case. The report confirms we have no arbitrage rebate liability.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Mantzaris stated on the Park Square matter; we have not reached a resolution. With the last direction we received from the Board we went back and explained it to them and they indicated they were not satisfied with that. We asked the bondholders to approve the last settlement version which was basically to allow the CDD to waive the interest and the

bondholders did not give us a response. What we have done at this point is we have essentially told the bondholders attorney and Park Square attorneys that they need to get together and figure out what they are going to do. We felt this was the best way as the lawyers the CDD is paying for would be out of it and the two entities with the true interest in this would address it. I know the Park Square attorney has reached out to the attorney for the bondholders but they have not responded yet.

Before the end of the fiscal year we are probably going to have to discuss the foreclosure on the remaining lots on the B Bonds. There are 22 residential lots that are not involved in a current foreclosure matter and three commercial lots. We are working on the numbers for the litigation expense and it can be expected to be between $7,500 and $15,000 per matter.

Ms. Greenwood stated that is why it is so important for us to get the legal fees with the decision.

Mr. Mantzaris stated the residential ones will probably move a little quicker. I anticipate the commercial ones to be a bit of a battle because they are big numbers. As you know we have a very good ruling from the Judge in Osceola County which will help. We will bring further information back and try to get some direction so we can proceed. Given the state of the bonds we will probably have to proceed with the foreclosures in the first quarter of 2018.

Ms. Fernandez stated you are talking about calendar year not our fiscal year.

Mr. Mantzaris stated correct, calendar year. At the last meeting there was discussion and you asked me to reach out to the attorney that was hired in the Roman matter. I have talked to their office and their position is they drove up on one day to attend the hearing and then drove back the next day so they have 11 hours with a lot of it being travel time. I have asked them to reconsider it and I have reached out to the District's insurance carrier to see if the adjuster will work with us on this because they picked the attorney. The adjuster emailed and said they are looking at it and will get back with me.

Mr. Cantrall stated the adjuster doesn't know if we had a deductible.

Mr. Mantzaris stated there is a deductible; I have not talked to the adjuster yet. Other than the actual billing entries we were trying to determine if they actually billed the District correctly. Typically, even if there is a deductible the attorneys' handling the case sends the bills to the insurance carrier, they pay the bills and then charges back a deductible to the insured. In this case the bills were sent to the District directly. Either way because of the deductible amount

the District was probably going to have to pay it but it seems to me the insurance company that hired them should be looking at the bills. Hopefully, I can get some more answers on that for you.

Ms. Greenwood asked were you able to find out anything on the lights?

Mr. Mantzaris responded the City of St. Cloud had a change in their management position. Mr. Moyer sent a letter to the acting City Manager asking him to look at the issue of the maintenance of Nolte Road. He does have the letter, I talked to Mr. Sturgeon a couple of hours ago and he said he has not had a chance to look at it since he has been in the position for a week and a half. I also talked to him about the electricity and power issues and also what the city has done for other subdivisions and I think they just need to work through it to figure it out. The power portion of the bill is something the city should be paying. As we talked about before we have to distinguish the power portion versus the light poles and lighting.

Ms. Greenwood stated with everything going I did not call the City Manager's office about the dead bushes at the end Tybee on Canoe Creek. The city installed them and they have all died because of lack of irrigation.

Ms. Fernandez stated I understand the grass in front of Wal-Mart is our burden but our documents state it is supposed to be St. Augustine and when Wal-Mart put the grass in they replaced it with Bahia. Shouldn't Wal-Mart remove it and replace it with St. Augustine like the rest of our community.

Mr. Mantzaris responded we will have to look at the plans that were approved for the landscaping for Wal-Mart.

Ms. Fernandez stated the original notes say you looked at the plans and it is the burden of the District to maintain it. If it is our burden it should have been replaced with St. Augustine.

Mr. Mantzaris stated I will have to look at the approved landscaping plan.

Ms. Greenwood stated they did not implement the approved landscaping plan because the city gave them variances.

Mr. Moyer stated Wal-Mart may take the position that they did sod their property, what they did not sod is the property in the right-of-way.

Mr. Mantzaris stated let me check on the landscaping plan.

Ms. Greenwood stated their landscaping has improved; I stopped in and talked to the store manager.

Mr. Mantzaris stated I do not have any information about anything else going on, on that piece.

Ms. Greenwood stated I talked to Joe Becker a month or so ago about something completely different and she said it is just dead.

Mr. Mantzaris asked on the north piece?

Ms. Greenwood responded no by Wal-Mart.

Mr. Mantzaris stated there is some activity on that I just do not have information.

Mr. Fernandez stated they have been bringing construction equipment in for the last couple of weeks.

Mr. Mantzaris stated I do know they are anticipating closing on one of those pieces as the final plat for approval of the balance of the whole 16 acre site. It is on the City Council agenda for Thursday; once that is approved they plan on closing on one of the seven lots there. I do not know what the plan is but they typically do not close on properties unless they have an end user in mind.

Ms. Fernandez asked what can the homeowners do as far as the traffic on West New Nolte? I know semis are not supposed to be using it as a throughway but I have seen moving vans go all the way through, semis without any identification on them, I have tried to catch them to get a picture of their license plate but when I get to 55 mph I am not going to go any further because I do not want a ticket.

Mr. Mantzaris asked what is the speed limit?

Ms. Fernandez responded 40 mph.

Mr. Mantzaris stated generally speaking it is problematic for enforcement in those areas where you have a road and a lot of residential and some business. If police see a moving van they are not going to assume it is not going to deliver something to a residence. The only way we have seen anything successful is by the residents petitioning the local government to lower the speed limit.

Mr. Cantrall stated the city and state would have responsibility for the speed limit on the road. It is 35 mph from Canoe Creek up to The Estates and then it increases to 40 mph. To lower it even more on a four lane roadway the city and state have a burden on them that it is unreasonable.

Mr. Mantzaris stated we would have to have a special study done.

Mr. Cantrall stated the best we could probably do is just ask one of two directions - ask St. Cloud for extra traffic enforcement or hire off-duty St. Cloud officers to do traffic enforcement but whether he writes tickets or not is the officers' discretion.

Mr. Mantzaris stated I can pass it along. It happens all the time that residents come to the City Council to say what is happening and the Police Chief says okay we will take a look at it. They will watch it for a little while and it sometimes gets short term results and sometimes longer term results.

Ms. Greenwood stated I think we are going to see a difference with school starting again. There is always a greater police presence when school starts.

Ms. Fernandez stated the speed is getting faster and faster, especially with St. Cloud Preparatory opening up their permanent building traffic is going to get worse in the area and people are impatient when trying to get their kids to school.

Mr. Cantrall stated lets us the City of St. Cloud for some extra enforcement.

Mr. Mantzaris stated I will ask them.

Discussion continued on traffic issues with regard to the schools.

Ms. Greenwood stated nothing in the north.

Mr. Mantzaris stated the city is still planning on building the extension and it is in design.

Ms. Greenwood asked what about the big park Joe had talked about putting in there that abutted the back of the current Stevens Plantation property and north property?

Mr. Mantzaris responded for the 4.5 acre piece there is still discussion about making it into a park because it cannot be built on.

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

Ms. Greenwood asked did we talk about the houses on Pawley's Loop where we did not go far enough with the brush removal?

Mr. Simmons responded I do not know how often you would like that done. It is not on the regular maintenance schedule..

Ms. Greenwood stated I think we need to be proactive when we have drought conditions.

Mr. Simmons stated we can do it quarterly.

Mr. Simmons reported on complaints from a triangle piece in The Estates. It was an easement issue and it has been straightened out.

Ms. Fernandez asked did you get the access for the area behind Magnolia Green?

Mr. Simmons responded that is the area we are talking about; I said The Estates but it is Magnolia Green.

Ms. Fernandez stated there was a lengthy email I sent you in reference to the maintenance of Nolte as far as where Girard had bush hogged but did not finish it so it is now grown back, especially with all the rain. I do not feel the Board or the homeowners should have to pay to have it bush hogged again.

Mr. Cantrall stated it was bush hogged two days ago and all the debris as on this morning was still on the bank. There are some areas with stumps that the mowers cannot get through but it stills needs to be maintained.

Mr. Shannon Murphy stated I informed my detail crew to clean that up a couple of days ago; obviously they did not and I have not been back there since.

Mr. Cantrall stated I was happy to see it mowed. A good bit of it was on private property so they are getting a benefit of you doing your work but there is still some heavy digging that needs to be done to remove it.

Mr. Murphy stated some of those areas are very flooded and it is hard to get in there. We are going to be back there next week to finish up the detailing on Nolte as well as the ditch area.

Ms. Fernandez stated the Crape Myrtles were starting to get cleaned up and maintained and we were advised even though it was the blooming season that they could still be maintained, cleaned up and a lot of the Spanish Moss removed. I have seen zero maintenance on those.

Mr. Murphy stated I will get some people on that next week as well.

Mr. Cantrall stated the moss is killing some of these trees.

Ms. Greenwood stated if they take the old pods off the Crape Myrtles they will re-bloom so consistent maintenance of them is important.

Ms. Fernandez stated it is the same with the landscaping - trimming of the hedges and keeping them maintained. I noticed you did clean up around Verandah Lakes, thank you for getting rid of the dead hollies. I am concerned with one side of The Grove has a lot of the hollies

got saturated with whatever that white algae is and it killed a lot of them. There are some Azaleas in there but the whole mound looks bad.

Mr. Murphy stated I will get with Mr. Tom Murphy and we will get a game plan together.

Ms. Greenwood asked what is going in for bedding plants?

Mr. Murphy responded I am not sure; I will have to get with him.

Ms. Greenwood stated something fall looking, maybe different shades of Coleus.

Mr. Murphy stated that is a question he asked - what colors would you like to see for flowers in the annual beds.

Ms. Greenwood stated we still have to check the irrigation in some of the flower beds especially The Groves.

Mr. Murphy stated I will have our irrigation tech look at it.

Ms. Fernandez stated the fountains probably need to be power washed as the mold is starting to grow.

Mr. Murphy stated I got on the fountain people as it is a lack of chlorine.

Ms. Greenwood stated to be proactive, and I know it is only August, and December is not around the corner but I want to make sure we get decent holiday decorations this year. I would be happy to work with whomever.

Ms. Fernandez stated they go up at Thanksgiving and the same thing with the banners.

Mr. Cantrall stated another issue with the landscaping is we have trees growing inside trees that do not belong there and weeds that are three and four feet tall. Some of the barren spots are coming in with weeds now. If we can get those some TLC it would be appreciated.

Ms. Fernandez stated it was almost two years that we did not have mulch and what is there is a thin layer the weeds are popping through. I know we requested you hold of on new landscaping because of the drought but now it is the rainy season.

Mr. Cantrall stated that is what he was waited for and we agreed with that but the weeds are also in the center section in the islands on Nolte.

NINTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Simmons asked did you request more banners?

Mr. Cantrall responded it was a price check.

Ms. Fernandez stated I think we wanted to increase the holiday banners, keeping them the same. Also for the corporate campus, if the bushes die replace them with grass.

Mr. Simmons asked you want a price to change out the holiday banners?

Ms. Greenwood responded that would be great. We did not feel we wanted to spend the money last year because we were looking at the Park Square issue and not knowing what was going to happen with our legal fees.

Mr. Simmons stated you said holiday colors but I do not want to be the one responsible.

Ms. Greenwood stated just order what we have. We would like to increase the number so that every pole has a banner.

Ms. Fernandez stated we were also supposed to get quotes on improving the lights.

Ms. Greenwood stated we had all different colors of Christmas lights last year. There was blue, warm white, cold white, all on the same bushes.

Ms. Fernandez stated you did not want the bright white.

Ms. Greenwood stated no, we wanted the warm white lights. When we change the plants out for Christmas I know Poinsettias are expensive but if we could put a few Poinsettias in and round them out with white flowers such as Petunias.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

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

Gary L. Moyer
Secretary
for

Rebecca Fernandez
Chair