

**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 6, 2009 at 6:00 p.m. at City Hall, 1300 Ninth Street, St. Cloud, Florida.

Present and constituting a quorum were:

Donna Hart	Chairperson
Margaret Hopper	Vice Chairman
Jay Polachek	Assistant Secretary
Tom Griffin	Assistant Secretary

Also present were:

Gary L. Moyer	Moyer Management Group, Inc.
Daniel Mantzaris	De Beaubien, Knight, Simmons Mantzaris
Kevin Rainey	Stantec Engineering
Tom Hurt	City Manager
Brian Smith	Field Manager
Several Residents	

The following is a summary of the minutes and actions taken at the August 6, 2009 Stevens Plantation Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Hart called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the roll and stated all Supervisors were present with the exception of Mr. Fertic.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 7, 2009 Meeting

Ms. Hart stated each Board member received a copy of the minutes of the May 7, 2009 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Griffin seconded by Ms. Hopper with all in favor the minutes of the May 7, 2009 meeting were approved.

FOURTH ORDER OF BUSINESS

Resident Owner Association Report

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2010

A. Fiscal Year 2010 Proposed Budget

Mr. Moyer reviewed the final budget, which was included in the agenda package and available for public review:

The following was discussed:

- This budget has been worked on since it was provided to the Board several months ago.
- Last year, when the assessment was levied, it was discovered that residents not receiving services from Embarq were being billed.
- Out of the 873 units within Stevens Plantation, 362 units are owned by the City. 300 units were on one parcel and the remaining were commercial.
- Mr. Moyer provided an email to the Board reflecting that the HOA renegotiated their contract with Embarq to pay \$130,000 instead of \$214,000 with \$144,000 being budgeted.
- There will be no increase in assessments and there may be some significant reductions.
- Mr. Moyer recommended providing a rebate to the property owners that paid for Embarq services and did not receive services since the landscaping re-bid was under budget. However, this would not be done until December so the money would be left as a surplus to use as working capital.

B. Consideration of Resolution 2009-04 Adopting the Final Budget

Mr. Moyer reviewed Resolution 2009-04 adopting the final budget, which was included in the agenda package and available for public review.

Ms. Hart opened the public hearing. Not hearing any public comments, the public hearing was closed.

On MOTION by Mr. Polachek seconded by Mr. Griffin with all in favor Resolution 2009-04 Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2008; and Ending September 30, 2009, and Referencing the Maintenance and Benefit Special Assessments to be Levied by the District was adopted.

C. Consideration of Resolution 2009-05 Levying the Assessments

Mr. Moyer reviewed Resolution 2009-05 levying the assessments, which was included in the agenda package and available for public review.

The following was discussed:

- Upon adoption, a copy of this resolution will be provided to the Tax Collector with the certified assessment roll to be merged with the County tax roll.
- Ms. Hart questioned the assessment per homeowner.
- Mr. Moyer noted the chart before the budget narrative indicates the assessment.

Ms. Hart asked for questions from the audience in regards to Resolution 2009-05, levying the assessment. Hearing none,

On MOTION by Ms. Hopper seconded by Mr. Griffin with all in favor Resolution 2009-05 Levying and Imposing a Non Ad Valorem Maintenance Special Assessment for Fiscal Year 2010 was adopted.

Mr. Moyer noted for the record that Ms. Linda Johnson received this information three weeks ago to discuss this with the HOA.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. Approval of June 30, 2009 Financials

Mr. Moyer reviewed the financials through June 30, 2009, which were included in the agenda package and available for public review.

The following was discussed:

- The assessments are \$46,000 short of what was levied and anticipated to be collected.
- The administrative expenses were \$40,000 under budget.

- The field expenses were significantly under budget due to the landscaping re-bid and the HOA fiscal year commencing on January 1.
- The Embarq bills are running \$11,000 to \$12,000 per month.

B. Check Register and Invoices

Mr. Moyer reviewed the invoices for the period May 1, 2009 to June 30, 2009 in the amount of \$94,680.25, which were included in the agenda package and available for public review.

The following was discussed:

- Mr. Polachek questioned why the District was billed \$405 by Stantec in March for three hours to review the agenda and attend the CDD meeting, but in April the District was charged the exact same thing but for direct expenses with no hourly charge.
- Mr. Rainey explained in the process of going through the invoices, he put notes into the bill for March, but the April bill was only for Fed-Ex charges.

On MOTION by Mr. Polachek seconded by Mr. Griffin with all in favor the June 30, 2009 financials and the May 1, 2009 to June 30, 2009 invoices in the amount of \$94,680.25 were approved.
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C. Request for Summarized Minutes

- Mr. Moyer reported that Mr. Polachek requested summary minutes at the last meeting.
- The Board liked the summary format and requested this format for future minutes.

D. Consideration of Resolution 2009-06 Extending Terms of Office

Mr. Moyer reviewed Resolution 2009-06 extending the Board's terms of office, which was included in the agenda package and available for public review.

The following was discussed:

- The purpose of this resolution is to get the Board on even year terms or the residents would have to hold a special election, which is costly.
- It extends the Board terms from 2009 to 2010.

On MOTION by Mr. Griffin seconded by Ms. Hopper with all in favor Resolution 2009-06 Extending the Terms of Office of all Current Supervisors to Coincide with the General Election was adopted.

E. Meeting Dates for Fiscal Year 2010

Mr. Moyer discussed the following:

- Under Chapter 189, the District is required annually to advertise their monthly meeting dates in the newspaper.
- This is the same schedule as the prior year.
- The Mayor has the option to cancel meetings.
- Ms. Hart noted that the Board does not normally meet in July.
- There was Board consensus to leave July on the meeting schedule and cancel if necessary.

On MOTION by Mr. Polachek seconded by Ms. Hopper with all in favor the meeting date schedule for fiscal year 2010 was approved.

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. Monthly Highlight Report

Mr. Smith presented his monthly highlight report to the Board for July and the following was discussed:

- Mr. Polachek requested drain and/or moisture sensors a year ago, but the sprinklers were still running when it was raining.
- Mr. Smith will check the sensors.
- Mr. Polachek complimented Mr. Smith on how great the property looks.

- Mr. Smith noted there were sod problems and they would be doing sod replacements. He wanted to make sure the budget was approved before coming to the Board with plant requests.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Polachek questioned whether there were problems with the fountains.
- Mr. Smith noted the new lights were installed, which were deterring people from the fountains.

TENTH ORDER OF BUSINESS


Audience Comments

There not being any, the next item followed.

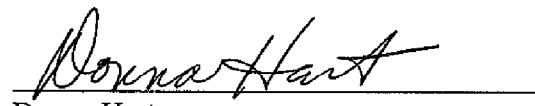
ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 6:20 p.m.



Gary L. Moyer
Secretary



Donna Hart
Chairperson