

**MEETING OF THE BOARD OF DIRECTORS OF THE
STEVENS PLANTATION RESIDENTIAL OWNERS ASSOCIATION, INC.**

ST. CLOUD CITY HALL
1300 NINTH STREET, ST. CLOUD, FLORIDA
January 4, 2007

MINUTES

The meeting of the Board of Directors of the Stevens Plantation Residential Owners Association, Inc. was called to order by Ms. Hopper at 6:55 p.m. Board members present included: Donna Hart, Mickey Hopper, Mike Wetzel, Jeff McCorkle and Wade Davis. Also present were Daniel F. Mantzaris, Attorney; and Lori L. McCorkle, Clerk.

- I. Discussion and possible approval of the agreement with Community Management Professionals, Inc. to serve as the Management Company for the Association.

Mr. Mantzaris stated that the Board directed him to negotiate a contract with Community Management Professionals, Inc. to serve as the management company for the Stevens Plantation Residential Owners' Association, after hearing the presentations by the two firms. The contract includes their fee for services at a rate of \$5.00 per occupied unit per month or \$600 per month, whichever is greater. He further stated that the contract included a provision for termination without undue expense to the Association.

Discussion followed to include revisions to the contract regarding on-site inspections from monthly to bi-weekly inspections and defining the response time to calls from residents to within five business days.

Further discussion followed to include notifying owners of violations.

Ms. Hopper wanted to know if all documentation and records regarding the Association would be turned over to the Board if and when the contract were terminated.

Mr. Mantzaris stated that he would make sure that this was clearly stated in the contract.

Mr. McCorkle wanted to know the number of units within the Stevens Plantation project at build out. Mr. Mantzaris responded approximately 520.

Discussion followed regarding the website hosting fee, web services, possibly utilizing the Stevens Plantation webpage on the City's website and payment of ownership transfer fee to be collected at closing.

Mr. Mantzaris stated that once the contract was in place the next step would be for Community Management Professionals to conduct an analysis of what needed to be done in order to determine the assessments so that a budget could be established.

Linda Johnson, with Community Management Professionals, stated that they would be sending welcome letters to the residents in the Stevens Plantation introducing their company and providing them with contact information.

Discussion followed regarding clarification of payment for travel time.

Ms. Hart made a motion to approve the contract with revisions as discussed. Mr. Wetzel seconded the motion and all members voted aye. (Vote 5 – 0)

II. Discussion and possible approval of the landscape maintenance agreement with Servello & Sons, Inc. for the entranceways.

Mr. Mantzaris stated that the entranceways to the individual subdivisions within the Stevens Plantation belonged to the Residential Owners Association not the Community Development District; and therefore the Residential Owners Association was responsible for the landscaping and maintenance of those areas. He further stated that the CDD entered into a landscaping contract with Servello & Sons, Inc. and that he contacted them about potentially providing the landscape maintenance. He provided the Board with a Landscape Service Agreement which included an annual cost of \$22,379. He further stated that the City of St. Cloud was currently providing the maintenance to these areas and that this would be one of the contracts administered by the management company.

Discussion followed regarding the planting of seasonal annuals and the associated cost. Mr. Mantzaris stated that he would inquire about the additional cost to the contract.

Mr. Davis made a motion to approve the contract with clarification regarding the planting of seasonal annuals by the City attorney. Mr. Wetzel seconded the motion and all members voted aye. (Vote 5 – 0)

III. Approval of the minutes from the November 2, 2006 meeting.

Mr. Wetzel made a motion to approve the minutes. Ms. Hart seconded the motion and all members voted aye. (Vote 5 – 0)

IV. The meeting was adjourned at 7:17 p.m.

Wade Davis, Secretary

Date Approved: _____