

**MEETING OF THE BOARD OF DIRECTORS OF THE
STEVENS PLANTATION RESIDENTIAL OWNERS ASSOCIATION, INC.**
ST. CLOUD CITY HALL
1300 NINTH STREET, ST. CLOUD, FLORIDA
July 5, 2007

MINUTES

The meeting of the Board of Directors of the Stevens Plantation Residential Owners Association, Inc. was called to order by Donna Hart at 6:00 p.m. Board members present included: Donna Hart, Mickey Hopper, Jeff McCorkle and Jarom Fertic. Also present were Daniel F. Mantzaris, Attorney; Tom Hurt, City Manager, Linda Johnson, Association Manager and homeowners.

Ms. Hopper made a motion to approve the minutes from January 4, 2007. Mr. McCorkle seconded. Motion carried.

The Board reviewed the financials.

Eric Larkin gave a report from the Architectural Review Committee. The ARB had one meeting so far to review the applications that were submitted. They are working on a set of guidelines. When they are finished it will be presented to the Board for approval.

Linda gave her manager's report.

Old Business:

Shrubbery planted on the berm at the end of Tybee Road. Ms. Johnson told the Board that there were not enough plants to make a privacy hedge. Mr. Hurt said he would see that more were planted.

New Business:

Embarq sent a letter to the homeowners in May stating they would be required to have a landline to use the Internet. There would be an additional cost to the homeowners for this line. Mr. Mantzaris and Ms. Johnson had a conference call with Embarq. Also, Mr. Mantzaris sent Embarq a letter informing them that the contract between them and Stevens Plantation did not require the homeowner have a landline. Embarq agreed not to make the homeowner's purchase a landline in order to use the Internet.

Jay Kuiper spoke to the Board about what the homeowners are getting for their money with the Embarq Internet. He stated the Internet is too slow and with the wireless Internet provided to all city residents is it even necessary to have it through Embarq? Mr. Mantzaris suggest a committee be formed to address these issues. The Board appointed Mr. Kuiper to chair this committee. He is to select several other homeowners to help him.

The CDD wants to be reimbursed for the payments they have made to Embarq on behalf of the ROA. Ms. Johnson submitted a letter, address to the homeowner, to Mr. Mantzaris for his review before sending it out to the homeowners. This letter is for collection of the \$35 a month fee from the date the homeowner closed on their house until the end of 2007. There was a discussion about having the CDD include the Embarq fee in with the homeowner's bill for next year. Mr. Mantzaris will contact Severn Trent to see if this can be done.

Glenn Sangiovanni addressed the Board about the condition of some of the lots in The Estates. It appears that some builders are not maintaining their lots my mowing and edging on a regular basis. He was also concerned about the lack of landscaping on some of the finished houses. It does not comply with the 'Design Standards' in the covenants and restrictions. Mr. Mantzaris said that since the property has been turned over, the homeowner is responsible for the additional landscaping. Ms. Johnson will write a letter to the Owner to let them know what they need to do to come into compliance.

There was also a concern about houses being built in The Estates without ARB approval. Mr. Hurt will instruct the Building Department not to issue permits for homes in The Estates without a written letter of approval from the Architectural Review Board. Mr. Mantzaris will send a letter to the builder in The Estates to let them know of this change and to remind them about maintaining their Lots.

Ms. Johnson requested a definition of a 'Commercial Vehicle' since the covenants are not clear. Mr. Mantzaris suggested the ARB come up with a definition and present it to the Board for their approval.

Ms. Johnson asked about the maintenance of the lake banks. Whose responsibility is it, the CDD or the ROA? Mr. Mantzaris believes it is the CDD's and asked the Board to have the CDD add it to their budget.

Open Forum:

Some of the issues that the homeowners brought up during the open forum are:

- Cleaning up around the edge of the lakes/ponds
- Landscaping at the entrances of the sub-divisions
- Landscaping of the vacant homes
- Assessments
- Fishing and boating on the lakes/ponds
- How to get a copy of the minutes from this meeting
- Dead trees in the easement area in front of homes

There being no further business to attend to the meeting was adjourned at 8:00 pm.

Linda Johnson, LCAM
Association Manager for Stevens Plantation