

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

St. Cloud Elementary School  
2701 Corporate Campus Way  
St. Cloud, Florida

March 6, 2008

**MINUTES**

The meeting of the Board of Directors of the Stevens Plantation Residential Owners Association, Inc. was called to order by Donna Hart at 7:15 p.m. Board members present included: Donna Hart, Mickey Hopper, Jarom Fertic, Tom Griffins and Jay Polachek. Also present were Daniel F. Mantzaris, City Attorney; Tom Hurt, City Manager, Linda Johnson, Association Manager and homeowners.

A representative from St. Cloud Elementary PTO addressed the homeowners asking for volunteers for their Spring Carnival to be held at the school in April.

A motion was made by Tom Griffins to approval the minutes from December 6, 2007 and January 3, 2008. Jarom Fertic seconded. Motion carried.

The Board reviewed the financials. The delinquency report was discussed. As of February 29, 2008 there are two hundred-twenty-two (222) Owners who are delinquent for a total of \$124,489.34.

Daryl Greenwood gave a report from the Architectural Review Committee. She also requested that the ARB be sent a complete violation report before each meeting.

Jay Kuiper gave a report on the internet service from Embarq. At a meeting with Embarq several issues were brought up. According to the contract Stevens Plantation ROA was suppose to supply a Marketing Manager to be the go between for the homeowners and Embarq. In the beginning MRI filled this position but after their contract expired no one was hired to take their place. This marketing person was supposed to make sure the builders informed potential buyers about Embarq. Also, the Association will receive commission for homeowner's up-grades.

Linda reported that she had a meeting with Embarq and they are going to supply the management company with hand-outs to be included with the welcome letters to new Owners.

Several Owners asked if the Embarq contract could be posted on the website. The answer was yes.

Linda gave her manager's report.

### **Old Business:**

Linda reported that there is close to \$100,000 of unpaid Embarq assessments still out standing. The management company sent out late notices at the end of February giving Owners thirty (30) days to pay. If payment is not received by the first week in April, claim-of-liens will be started.

Since there has been talk in the Community that Embarq might waive the past due payments the Board asked Mr. Mantzaris to write a letter explaining to the homeowners that this payment has to be made. Linda will supply him with an updated delinquency list along with a set of mailing labels.

Linda gave an update on the vandalism to the entrance signs.

Verandah Lakes – The ‘V’ and ‘E’ has been replaced but now the ‘H’ and ‘L’ are now missing.

The Grove – Originally just the ‘HEG’ on one side was missing but now the ‘THEG’ on one side is missing and ‘HEGR’ on the other side is missing.

Magnolia Green – Originally the ‘L’ & ‘R’ on one side was missing but some one removed an ‘E’ on the side with the ‘L’ & ‘R’ missing and removed the ‘MAG’ from the other side.

All the letters are on order. When they are replaced the sign companies will remove all the letters; drill the holes deeper and replace the letters with permanent epoxy. The cost so far for repairing the signs is about \$5,000.

Graphic Signs submitted a quote on replacing the missing finial on The Estates sign for \$1551.50.

The Board asked Linda to cancel the letters on order for The Grove and Magnolia Green and get new estimated adding tile to the sign and mounting the letters to the tile, like The Estate sign.

Mr. Mantzaris gave a report on the first meeting with the Turnover Committee. They are working on changes that need to be done to the documents along with updating the Architectural Guidelines. Mr. Mantzaris suggest a turnover date in the summer of 2008. The Board will confirm a date at the next DSD meeting.

Some of the items discuss at the meeting were:

- One director from each subdivision and one floater, possibility a member of the City Council.
- Directors would sever a two year term.
- CDD taking over the maintenance of all the Common Areas. The DSD would have to deed the ROA common areas to the CDD.
- The Embarq assessments to be collected by the CDD.

- Director would have to reside in the community. Mr. Mantzaris said he would write it in but didn't know if it was enforceable.
- Limit the number of Owners who do not reside in the community to service on the Board.

**New Business:**

Donna Hart reported on a meeting she had with the builders. Each builder will have one contact person who will work with the Board of Directors. Also, they are working on trying to have one person on-site to make sure each new Owner receives the correct information for Embarq as well as other issues in the community.

Time ran out before the Board could discuss the north section of Stevens Plantation and the easement trees in The Grove. These items were tabled until the next meeting.

**Open Forum:**

Do to having to be out of the school by 9 PM there was no time for Open Forum.

There being no further business to attend to the meeting was adjourned at 9:00 pm.

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Linda Johnson, LCAM  
Association Manager for Stevens Plantation