

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

November 1, 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 6:23 p.m. Board members present included: Donna Hart, Mickey Hopper, Jeff McCorkle, Jarom Fertic and Tom Griffins. Also present were Daniel F. Mantzaris, City Attorney; Tom Hurt, City Manager, Linda Johnson, Association Manager and homeowners.

Ms. Hopper made a motion to approve the minutes from July 5, 2007. Mr. McCorkle seconded. Motion carried.

The Board reviewed the financials.

Eric Larkin gave a report from the Architectural Review Committee. Since the last meeting forty-four (44) applications have been submitted. Forty-three (43) were approved and one denied.

Jay Kuiper gave a report on the internet service from Embarq. Ms. Hopper made a motion for Mr. Mantzaris to write a letter to Embarq with Jay's findings and request they attend the next Board meeting. Mr. Griffins seconded. Motion carried.

Linda gave her manager's report.

New Business:

Budget: A motion was made by Ms. Hopper to accept the 2008 budget. The assessments for 2008 will be \$610 per Lot. This includes \$420 for the \$35 monthly fee for Embarq. The assessments will be paid in four equal payments of \$152.50 due January 1st, April 1st, July 1st and October 1st. Mr. McCorkle seconded. Motion carried.

At a later meeting the Board will discuss adding the Embarq payment in with the CDD payment.

Pressure Washing the Fence: Linda presented the Board with a quote to pressure wash the white vinyl fence that runs along the south side of Stevens Plantation. After a brief discussion the Board agreed this was the homeowner's responsibility. Linda will write a letter to these homeowners.

Landscaping Bids: The Board reviewed two agreements from Servello & Sons; one for removing Tract X & Y from the ROA and the other for maintaining the cud-de-sac at Cedar Hammock Court. They accepted the one for Tract X & Y but upon review of the

one for the cud-de-sac it was pointed out that it included \$240 a year for irrigation maintenance. The cud-de-sac does not have any irrigation on it. Linda will contact Servello and have that fee removed and a new agreement drawn up. She will also get a quote on removing the dead trees in the cud-de-sac.

Linda asked for the Board's okay to spend \$50 to repair the depression in the easement at the east side of the entrance to The Estates. It was unanimously agreed on by the Board.

Block Party: The Board was giving information on 'Neighborhood Block Party Express'. This is a company that goes out to communities and for a fee will furnish the supplies needed for a community block party. The will review the information and discuss it at a future meeting.

Board Meetings: The homeowners ask the Board for more ROA Board meetings and to start having them at the elementary school in Stevens. The Board agreed to start having them more often and Ms. Hart will check on the availability of the school. The next meeting will be December 6th. Linda informed the Board she could not make the meeting on that date due to a previous engagement. Someone else would have to take the minutes.

Open Forum:

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

- Embarq payments – Is it going to be included in the CDD payment?
- Missing easement trees in The Grove. – According to the Design Standards there should be a tree planted every forty (40) feet in the easement area between the sidewalk and the road.
- Cleaning up around the edge of the lakes/ponds – Homeowners want the dead plant material removed by hand.
- Landscaping at the entrances of the sub-divisions – The four subdivision entrances need to be spruced up.
- Landscaping of the vacant homes – Letters are sent out. If the homeowner does not comply their file is sent to the attorney unless it is in mortgage foreclosure then Code Enforcement is notified.
- Landscaping on New Nolte Rd. – Dead sod and trees in the median.
- Assessments – What is the assessment for next year?
- How to get a copy of the minutes from the meetings – Homeowners want the minutes placed on the Website.
- Dead trees in the easement area in front of homes – Who's responsible?
- Website – When will the link for homeowners be on the website?
- Newsletter – Why is there no newsletter?
- Violation Report – Homeowners want a list of all violations so they can place on website.

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

Linda Johnson, LCAM
Association Manager for Stevens Plantation