

**MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stillwater Community Development District held a Regular Meeting on April 8, 2021, at 1:30 p.m., in the St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084.

Present were:

Zenzi Rogers	Chair
James "Chris" Mayo	Vice Chair
Virginia Feiner	Assistant Secretary
Kyler von der Osten	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Wes Haber (via telephone)	District Counsel
Alex Acree (via telephone)	District Engineer
Charlie Nelson (via telephone)	BNY Mellon

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:40 p.m. Supervisors Rogers, Mayo, von der Osten and Feiner were presented. Mr. Della Penta was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Report of District Engineer *(for informational purposes)*

This Report was provided for informational purposes. Mr. Acree confirmed that it was the same Report presented in November and no changes were made since then.

FOURTH ORDER OF BUSINESS**Presentation of Final Supplemental Special Assessment Methodology Report**

Mr. Wrathell highlighted the Tables in the Final Supplemental Special Assessment Methodology Report, dated March 16, 2021, which reflected the final terms of the bond. He noted the Supplemental Report approved at the last meeting was used for the purpose of including it with the Preliminary Offering documents.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-35, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2021 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2021 Bonds; Levying and Allocating Assessments Securing Series 2021 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date**

Mr. Wrathell presented Resolution 2021-35 and read the title.

Mr. Haber noted the Board adopted three assessment Resolutions, which set the Master Assessment Lien that is in place. This Resolution specifies the specific terms of the assessments, as it relates to the terms of the bonds that were issued. Resolution 2021-35 accomplishes the following:

- Approves Exhibit A – The Engineer’s Report presented November 2020.
- Approves Exhibit B – The Final Supplemental Special Assessment Methodology Report.
- Approves Exhibits C, D and E – Documents directly related to the terms of the Series 2021 Bonds.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, Resolution 2021-35, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2021 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2021 Bonds; Levying and Allocating Assessments Securing Series 2021 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

Mr. Haber stated that a virtual pre-closing meeting would be held later today, at which Ms. Rogers, in her capacity as Chair, would execute the True-Up Agreement and Collateral Assignment, as the Board previously authorized her to do, via a Resolution. As the bond closing would be April 13, 2021, all the executed documents would be provided to Bond Counsel and a Resolution ratifying the Chair and Staff’s actions would be presented at the next meeting.

SIXTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of February 28, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2021

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the Unaudited Financial Statements as of February 28, 2021, were accepted.

SEVENTH ORDER OF BUSINESS

Consideration of February 11, 2021 Public Hearing and Regular Meeting Minutes

Mr. Wrathell presented the February 11, 2021 Public Hearing and Regular Meeting Minutes.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the February 11, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Mr. Haber stated the bond funds would be spent through acquisitions and then presented to the Board for ratification. He and Ms. Rogers would work with Mr. Acree to identify any improvements that are ready to be sold to the CDD.

B. District Engineer: *Matthews Design Group*

Mr. Acree submitted the updated overall signage plan to permit golf cart usage on CDD roads and approval from the St. Johns County Public Works Department was pending.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: May 13, 2021 at 1:30 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on May 13, 2021 at 1:30 p.m.

NINTH ORDER OF BUSINESS

Supervisors' Comments/Requests

There were no Supervisors' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

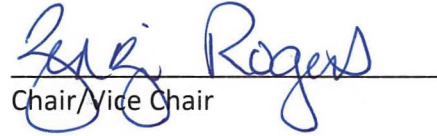
There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the meeting adjourned at 1:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair