

**MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stillwater Community Development District held Public Hearings and a Regular Meeting on August 10, 2023 at 11:00 a.m., at the Holiday Inn Express, 2300 State Road 16, Saint Augustine, Florida 32084.

Present were:

Zenzi Rogers	Chair
James (Chris) Mayo	Vice Chair
Kyler von der Osten	Assistant Secretary
Michael Della Penta	Assistant Secretary

Also present, were:

Ernesto Torres	District Manager
Wes Haber (via telephone)	District Counsel
Alex Acree (via telephone)	District Engineer
Taylor Tennison	Hampton Golf
Raj & Nila Patel	Residents
John & Ann Wright	Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:03 a.m.

Supervisors Rogers, von der Osten, Mayo and Della Penta were present. Supervisor Deahl was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the Public Hearing was opened.

In response to a resident’s question regarding the amounts of the per unit increase, Mr. Torres stated it depends on the product type and the size of frontage of the home, which is outlined on Page 8 of the proposed Fiscal Year 2024 budget.

Resident Nila Patel asked if there is security patrol. Ms. Rogers stated off-duty officers patrol the area, focusing on speeding and issue tickets to speeders and those driving without proper documentation.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the Public Hearing was closed.

Mr. Torres presented Resolution 2023-08.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2023/2024, Pursuant to Florida Law

- A. Proof/Affidavit of Publication
- B. Mailed Notice(s) to Property Owners
- C. Consideration of Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2023-09, which relates to collection and enforcement of the assessments and certifying the assessment roll for placement of the assessments on the property tax bills.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

Mr. Torres presented the Unaudited Financial Statements as of June 30, 2023.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

SIXTH ORDER OF BUSINESS

Approval of July 5, 2023 Public Hearings and Regular Meeting Minutes

Mr. Torres presented the July 5, 2023 Public Hearings and Regular Meeting Minutes.

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the July 5, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Matthews Design Group

Mr. Acree stated that he is coordinating with Mr. Haber regarding proceeding with the acquisition paperwork for Phases 1C and 1D in Stillwater. Asked if he needs anything from the Board, Mr. Acree stated Mr. Haber’s group prepared the draft documents for the later phases but the Board or Lennar could provide the backup material to support the acquisition of the improvements. He will follow up after the meeting.

C. Field Operations Manager:

Ms. Tennison stated the ponds were treated for algae and one broken light fixture at the front of the vehicle gate is being replaced.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: September 14, 2023 at 11:00 AM**
- **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Ms. Rogers reported the following:

- Thus far, there is no start date for the County Road 210 expansion.
- The County is awaiting updated schedules from utility providers, the DEA and Comcast. The CDD will be provided with a schedule once an infrastructure analysis is completed. This is a two-year process, based on a previous meeting with the County.
- Once the project commences, the entrances will not be closed. The County has a plan to redirect traffic going in and out of the CDD. Board Members will keep everyone updated.

Asked about the existence of a red traffic light in the expansion plan, Ms. Rogers stated, according to an email received from a County Commissioner, a traffic light will eventually be installed but she did not know when.

NINTH ORDER OF BUSINESS

Public Comments

Ms. Patel asked which entity is responsible for landscaping. Mr. Torres stated the CDD maintains all CDD-owned properties. Asked who is responsible for a problem in her backyard, Ms. Rogers stated homeowners are responsible for their own yards.

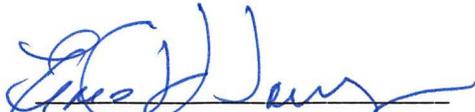
Mr. Patel asked about the total number of homes in the CDD. Mr. Torres replied 549. Asked about the number of closings, Ms. Rogers stated 161 homes have closed.

TENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, the meeting adjourned at 11:18 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair