

MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, February 13, 2025 at 11:00 a.m. at the Good News Church, 573 West Twincourt Trail, St. Augustine, Florida.

Present and constituting a quorum:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
William Fitzgerald	Supervisor
Michael Della Penta	Supervisor
Tiffany Csalovszki	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Alex Acree <i>by phone</i>	District Engineer
Shayna Talbert	Hampton Golf
Bob Gates	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver opened the public comment period for agenda items only. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Supervisor von der Osten

Mr. Oliver presented a letter of resignation from Supervisor Von Der Osten and asked for acceptance.

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On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Accepting the Resignation Letter from Supervisor Kyler von der Osten, was approved.

B. Appointment of New Supervisor to Fill the Unexpired Term of Office (11/26)

Ms. Rogers nominated Tiffany Csalovszki to fill the open seat.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Appointing Tiffany Csalovszki to Fill the Unexpired Term of Office (11/26), was approved.

C. Oath of Office for Newly Appointed Supervisor

Mr. Oliver administered the oath of office to Tiffany Csalovszki.

D. Ratification of Resolution 2025-01, Election of Officers

Mr. Oliver stated all positions will stay as they are, adding Tiffany Csalovszki as an Assistant Secretary. There are GMS employees in other positions as Assistant Secretaries and Assistant Treasurers. Mr. Oliver will serve as Treasurer and Secretary.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Resolution 2025-01, Election of Officers as slated above, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the August 22, 2024 Meeting

Mr. Oliver presented the minutes of the August 22, 2024 meeting and asked for any comments, corrections, or changes. Ms. Rogers had a correction on the last page item C, Shayna's last name is Talbert.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Minutes of the August 22, 2024 Meeting, were approved as amended.

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FIFTH ORDER OF BUSINESS

Ratification of Agreements/Proposal

A. District Management Services with Governmental Management Services, LLC

Mr. Oliver asked for ratification of Governmental Management Services, LLC for District Management Services effective January 1st.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the District Management Services Agreement with Governmental Management Services, LLC, was ratified.

B. Landscape and Irrigation Maintenance Agreement with Yellowstone Landscape Inc.

Mr. Oliver asked for ratification of Yellowstone Landscape, Inc. for landscape and irrigation maintenance services effective January 1st and runs through December 31st.

On MOTION by Ms. Rogers, seconded by Mr. Csalovszki, with all in favor, the Yellowstone Landscape Inc. Landscape and Irrigation Maintenance Agreement, was ratified.

C. Aquatic Pond and Fountain Maintenance Services with Solitude Lake Management, LLC

Mr. Oliver asked for ratification of aquatic pond and fountain maintenance services with Solitude Lake Management, LLC effective December 1st and runs through November 1, 2025.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Aquatic Pond Maintenance and Fountain Maintenance Services Agreement with Solitude Lake Management, LLC, was approved.

D. Pressure Washing Proposal with Hydro-Kleen

Mr. Oliver presented a pressure washing proposal from Hydro-Kleen for sidewalk pressure washing for \$3,350.52.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Hydro-Kleen Proposal for Sidewalk Pressure Washing, was approved.

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SIXTH ORDER OF BUSINESS

Discussion of Traffic Study

The Board and staff discussed resident Robert Gates's request for a traffic study. It is unlikely that the St. Johns County traffic calming study applies to CDD owned roads but will confirm. The Engineer will get cost proposals for a firm to conduct analysis of traffic issues and needs. No action has been approved beyond seeking proposals.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report.

B. Engineer

Mr. Acree had nothing to report but offered to take any questions.

C. Manager

Mr. Oliver stated the next meeting will be April 10th. A draft proposed budget will be brought to that meeting. The budget will be adopted later this summer.

NINTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Financial Statements as of December 31, 2024

Mr. Oliver stated these are the unaudited financials through December 31, 2024. The only unusual variance is with irrigation and repairs done particularly in October and November. The Board budgeted \$30k for that and \$24k has been expended.

ELEVENTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Check Register, was approved.

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TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 10, 2025
at 11:00 a.m.**

Mr. Oliver noted the next scheduled meeting is April 10, 2025 and he will keep the Board posted regarding the location.

Shayna Talbert updated the Board on the pressure washing and gate access.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the meeting was adjourned.
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DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Benzi Rogers

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Chairman/Vice Chairman