

MINUTES OF MEETING  
STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, August 14, 2025 at 11:00 a.m. at Good News Church, 573 W. TwinCourt Trail, St. Augustine, Florida.

Present and constituting a quorum:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Michael Della Penta	Supervisor
Ronnie Polowy	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Sarah Sweeting	GMS
Shayna Talbert	Hampton Golf

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation Letter from Supervisor Fitzgerald**

Mr. Oliver presented the resignation letter from Supervisor Fitzgerald and asked for a motion to accept the resignation.

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

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

Mr. Oliver asked for any nominations to fill the open seat. Ms. Rogers nominated Danielle Mayoros.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Appointment of Danielle Mayoros to Fill Unexpired Term of Office (11/26), was approved.

**C. Oath of Office for Newly Appointed Supervisor**

This item was tabled to a future meeting.

**D. Election of Officers, Resolution 2025-04**

Mr. Oliver stated this will be completed once Ms. Mayoros takes her oath of office.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the June 12, 2025 Meeting**

Mr. Oliver presented the minutes from the June 12, 2025 meeting and asked for any questions or corrections. Mr. Magee's name would be updated with Kutak Rock as his firm.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Minutes of the June 12, 2025 Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Ratification of Resolution 2025-05, Re-Setting the Location of the Public Hearing to Adopt the Fiscal Year 2026 Budget**

Mr. Oliver stated the dates and time stayed the same but the meeting location was moved from the Holiday Inn Express on State Rd 16 to this location. He asked for a motion to ratify.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Resolution 2025-05, Resetting the Location of the Public Hearing to Adopt the Fiscal Year 2026 Budget, was approved.

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**SIXTH ORDER OF BUSINESS****Public Hearing Adopting the Budget for  
Fiscal Year 2026****A. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and  
Adopting the Budget for Fiscal Year 2026**

Mr. Oliver stated this was noticed in the newspaper. Assessments are to stay the same so there will be no mailed notices to the landowners. The budget is essentially the same. There are some changes to line items but waiting for some actuals for some of the costs. He asked for a motion to open the public hearing.

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

Mr. Oliver asked for any comments from the public. Hearing no comments, he asked for a motion to close the public hearing.

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

Mr. Haber stated Resolution 2025-06 adopts the budget. Sixty plus days ago the Board approved a proposed budget. This public hearing gave the opportunity to discuss any revisions or changes to the budget. Once this resolution is adopted, the budget for the upcoming fiscal year starting October 1, 2025 through September 30, 2026 will officially be adopted. If there aren't any changes of further discussion then adopting this resolution is appropriate.

**B. Consideration of Resolution 2025-07, Imposing Special Assessments and Certifying  
an Assessment Roll for Fiscal Year 2026**

Mr. Haber stated Resolution 2025-07 levies the operation and maintenance assessments to fund the budget and certifies those assessments for collection which then authorizes GMS to send the assessments to the county tax collector. The assessment amounts will appear on the tax bill that all homeowners and property owners receive in November. He offered to answer questions.

Mr. Oliver asked for a motion to adopt Resolution 2025-06.

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On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

Mr. Oliver asked for a motion to adopt Resolution 2025-07.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Resolution 2025-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026, was approved.

## SEVENTH ORDER OF BUSINESS

### Staff Reports

#### A. Attorney

Mr. Haber had nothing to report but offered to take questions.

#### B. Engineer

There being no comments, the next item followed.

#### C. Manager

##### 1. Discussion of Meeting Schedule for Fiscal Year 2026 Meeting Schedule

Mr. Oliver stated the Board will meet on the second Thursday of every other month at 11:00 for their Board meetings at the Holiday Inn Express.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

##### 2. Goals & Objectives

Mr. Oliver stated each District throughout the state of Florida are required to have goals and objectives set by October 1<sup>st</sup> of each year and then the following December a year later they need to have a review to determine how the District performed against those goals. The goals included follow the requirements that they have as a CDD through Florida statute.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Goals & Objectives, were approved.

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**D. Hampton Golf**

Ms. Talbert had nothing to report.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Rogers spoke about the Veterans Road gate replacement by Envera. Shayna is working with Envera.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Statements as of July 31, 2025**

Mr. Oliver reviewed the unaudited financials as of July 31, 2025.

**ELEVENTH ORDER OF BUSINESS**

**Check Register**

Mr. Oliver asked for any questions regarding the check register.

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

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – To Be Determined**

Mr. Oliver stated the next scheduled meeting will be October 9, 2025 at 11:00 a.m. at Holiday Inn Express, St. Augustine, Florida.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Rogers, seconded by Mr. Mayo, 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:

 Enzi Rogers

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Chairman/Vice Chairman