

MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, December 11, 2025 at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum:

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

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Sarah Sweeting	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver noted that there were no members of the public present for audience comments and the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the October 9,
2025 Meeting**

Mr. Oliver presented the minutes from the October 9, 2025 Board of Supervisors meeting and asked for any comments, corrections, or questions. Ms. Rogers noted that on page two item B

December 11, 2025

Stillwater CDD

it states Mr. Oliver was speaking, but it was Mr. Biagetti. Mr. Oliver noted they would incorporate that change into the minutes. Mr. Oliver asked for a motion to approve the minutes as amended.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Minutes of the October 9, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolutions:

A. Resolution 2026-02, Instructing St. Johns County Supervisor of Elections to Conduct the General Election

Mr. Oliver presented Resolution 2026-02 and stated that seats 2 and 5 will be up for general election in 2026. This will be the opportunity for the first two residents to be elected to the Board. The official qualification period is the second week of June, which is June 8-12. Mr. Oliver noted that qualification and election process is conducted by the St. Johns County Supervisor of Elections, not the CDD.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-02, Instructing St. Johns County Supervisor of Elections to Conduct the General Election, was approved.

B. Resolution 2026-03, Authorizing Investment of Funds in the Local Government Surplus Funds Trust Fund (SBA-State Board Account)

Mr. Oliver presented Resolution 2026-03, which authorizes the District to invest surplus funds in the State Board of Administration’s local Government Surplus Funds Trust Fund, allowing excess money to earn interest in a safe, government-managed investment account.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-03, Authorizing Investment Funds in the Local Government Surplus Funds Trust Fund (SBA-State Board Account), was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report and offered to answer any Board questions. There were no questions, and the next item followed.

December 11, 2025

Stillwater CDD

B. Engineer

Mr. Acree was not in attendance. Mr. Oliver did speak with him regarding the proposal for traffic study related items, and he will present those at the next meeting.

C. Manager

Mr. Oliver reminded the Board of their annual ethics training requirement.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers gave an update regarding a change in unit counts, reducing villas and adding 60' lots. She requested that an Assessment Methodology be prepared based on a preliminary plat.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Statements as of November 30, 2025

Mr. Oliver presented the unaudited financials as of November 30, 2025.

NINTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register and offered to answer any questions. There being no questions, there as a motion of approval.

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

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 12, 2026 at 11:00 a.m. at Holiday Inn Express

Mr. Oliver stated the next scheduled meeting will be February 12, 2026 at 11:00 a.m. at Holiday Inn Express, St. Augustine, Florida.

December 11, 2025

Stillwater CDD

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the meeting was adjourned.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Benji Rogers

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Chairman/Vice Chairman