

MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, April 9, 2026 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
Ronnie Polowy	Supervisor
Danielle Mayoros	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel, Kutak Rock
Sarah Sweeting	GMS
Mike Silverstein	District Engineer

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. Gates stated he had a question related to agenda item five and asked whether the Board wanted to address it immediately or wait until they reached that item later in the meeting.

Mr. Oliver asked to wait until item five was introduced before taking the question, saying that once the item was described, Mr. Gates could raise any questions then. He also noted that Mr. Gates is pre-qualified to run for the Board of Supervisors.

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THIRD ORDER OF BUSINESS**Consideration of Minutes of the February 12, 2026 Meeting**

Mr. Oliver presented the minutes from the February 12, 2026 Board of Supervisors meeting and asked for any comments, corrections, or questions. Ms. Rogers pointed out two corrections to the meeting minutes: in both places where the minutes said a Board member asked questions or requested more detailed data, it should have said a homeowner.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Minutes of the February 12, 2026 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Selection of Audit RFP Criteria to Perform the Audit for Fiscal Year 2026**

Mr. Oliver reviewed item six on selecting audit criteria for the Fiscal Year 2026 audit. He explained that the audit committee had already met and recommended the criteria before the Board and asked for approval and authorization for staff to issue an RFP for audit services.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Selection of Audit RFP Criteria to Perform the Audit for Fiscal Year 2026 and Authorizing Staff to Issue an RFP for Audit Services, was approved.

FIFTH ORDER OF BUSINESS**Public Hearing Regarding Reallocation of Assessments**

Mr. Oliver opened the public hearing regarding the reallocation of assessments, explaining that the reallocation added a new 60-foot lot product type while leaving the assessments for existing villas, 40-foot lots, and 50-foot lots unchanged. He stated that the reallocation reduced the total number of lots from 549 to 496 and assigned a higher assessment to the new 60-foot lots based on their higher equivalent residential unit value.

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

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A. Consideration of Resolution 2026-07, Reallocating Debt Assessments

Mr. Oliver presented Resolution 2026-07 and asked for any questions.

Mr. Gates asked where more detailed drawings or surveys could be found to show the District's internal boundaries. Using the ponds as an example, he asked how the shoreline is defined and where the boundaries lie among the golf course, HOA common areas, and adjacent private lots. Mr. Oliver stated that he would take Mr. Gates up on his offer to defer. He noted that Mike and him could talk with Mr. Gates after the meeting.

Mr. Oliver 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. Oliver asked for a motion to adopt Resolution 2026-07 Reallocating the Debt Assessments.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Resolution 2026-07 Reallocating Debt Assessments, was approved.

SIXTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2025 Audit Report**

Mr. Oliver presented the Fiscal Year 2025 audit report and reported that the audit was unmodified, with no exceptions, comments, recommendations, or identified material weaknesses in internal controls. He stated that the District was found to be in compliance, in all material respects, with the applicable provisions of Florida law and the requirements of the Auditor General. The management letter reflected no current-year or prior-year findings, and no financial emergency conditions were identified. He advised that the audit had been submitted to the State of Florida, Auditor General, and requested Board acceptance of the audit report.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

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SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Silverstein reported that a request had been received for a public facilities report. He advised that a proposal was being prepared and was expected to be returned the following week.

C. Manager

Mr. Oliver reported that Mr. Gates had pre-qualified for candidacy for the Board of Supervisors. He advised that two Board seats were up for election and that the qualifying period would run from June 8 through June 12, 2026, with coordination to occur through the St. Johns County Supervisor of Elections. He clarified that there were two seats up for election.

D. Operations

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Financial Statements as of February 28, 2026

Mr. Oliver presented the unaudited financials as of February 28, 2026.

ELEVENTH ORDER OF BUSINESS

Check Register

Mr. Oliver reviewed the financial statements dated February 28, 2026, and reported that no unusual variances were noted, with the exception of the Envera line item, which continued to be monitored closely. He advised that assessment collections were at 97.3%, indicating the District was on track to achieve full collection for the fiscal year. He then presented the general fund check register for Board approval.

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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 – June 11, 2026 at
11:00 a.m. at Holiday Inn Express**

Mr. Oliver stated the next scheduled meeting will be June 11, 2026 at 11:00 a.m. at Holiday Inn Express, St. Augustine, Florida. He noted they will bring the proposed budget to that meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Benzi Rogers

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Chairman/Vice Chairman