

MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, June 11, 2026 at 11:05 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
Mike Della Penta	Supervisor

Also present were:

Jim Oliver	District Manager
Hunter Hurley (phone)	District Counsel
Sarah Sweeting	GMS
Carl Allen	DCCM

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

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the April 9, 2026 Meeting

Mr. Oliver presented the minutes from the April 9, 2026 Board of Supervisors meeting and asked for any comments, corrections, or questions. A correction was noted under the seventh order of business related to the engineer's report: the minutes listed the wrong person, and it was clarified that Mike had been present. Staff agreed to make the correction.

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On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the April 9, 2026 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Acceptance of Minutes of the April 9, 2026
Audit Committee Meeting**

Mr. Oliver asked for a motion to accept the minutes of the April 9, 2026 Audit Committee meeting.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Acceptance of Minutes of the April 9, 2026 Audit Committee Meeting, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Committee Rankings of
Proposals to Perform the Audit for Fiscal
Year 2026**

Mr. Oliver stated the Audit Committee had met earlier and recommended the following ranking: Grau & Associates #1, Berger Tooms #2, Audit and Assurance Partners #3, McIntosh CPA #4, and Dimov Audit #5. The Board then moved to approve the committee's recommended rankings.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Accepting the Audit Committee Rankings of Proposals with Grau & Associates Ranked #1 to Perform the Audit for Fiscal Year 2026, was approved.

SIXTH ORDER OF BUSINESS**Ratification of Agreement with DCCM for
Public Facilities Report (will be sent under
separate cover)**

Ms. Sweeting stated that the DCCM public facilities report agreement would be brought back at the next meeting and noted they had just spoken with Carl about it. Mr. Oliver acknowledged the update and tabled the item. Mr. Allen added that Jennifer had submitted a response and said they would make sure it was provided.

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SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2206-08,
Setting a Public Hearing Date to Adopt the
Revised Rules of Procedure**

Mr. Oliver stated that the Board was considering Resolution 2026-08, which would set a public hearing to adopt revised rules of procedure. He explained that CDD rules of procedure are periodically updated by District counsel to reflect changes in Florida law and keep the District compliant. He then stated that the public hearing would be set for August 13th at 11:00 a.m. at the same location.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-08, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure on August 13, 2026 at 11:00 a.m., was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-09,
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing
Date for Adoption (proposed budget will
be sent under separate cover)**

Mr. Oliver stated that the Board was considering Resolution 2026-09, which approved the proposed FY2027 budget and set the public hearing for budget adoption for August 13, 2026, at 11:00 a.m. at the same location. He explained that approving the proposed budget formally starts the budget process, noting that the budget must be approved by June 15 and that the adoption hearing must be set no sooner than 60 days after approval. He noted that assessments would remain the same, the unit count had changed, and the budget still included enough funding to cover expected FY2027 expenditures.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-09, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption on August 13, 2026 at 11:00 a.m., was approved.

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NINTH ORDER OF BUSINESS**Consideration of Resolution 2026-10,
Setting a Landowners' Meeting Date**

Mr. Oliver stated that the Board was considering Resolution 2026-10 to set a landowners' meeting date in November. The group discussed possible dates and whether the meeting could be held at the GMS offices to save money, since it would be a landowners' meeting only and would not require a CDD Board quorum.

Mr. Oliver stated the motion as adopting Resolution 2026-10 to set the landowners' meeting for November 11, 2026 at 11:00 a.m. at the GMS offices in St. Augustine.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-10, Setting a Landowners' Meeting Date on November 11, 2026 at 11:00 a.m., was approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being no comments, the next item followed.

B. Engineer

Mr. Allen had nothing to report, the next item followed.

C. Manager**1. Annual Form 1 Filing & Annual Ethics Training**

Mr. Oliver reminded the Board that the annual Form 1 filing must be completed by July 1st. He also told them to check the box confirming they completed their 2025 ethics training and reminded them that the 2026 ethics training must be completed by December 31, 2026.

2. Report on the Number of Registered Voters

Mr. Oliver stated that there were 599 registered voters living in the District, and that this number was provided for the Supervisor of Elections.

3. 2026 General Elections

Mr. Oliver stated that there were two seats currently listed for the general election, and that Mr. Gates had qualified for one of those seats.

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Ms. Rogers questioned whether the resolution showed two seats or three seats expiring in November, noting that her seat, Danielle's seat, and Ronnie's seat appeared to expire then.

Mr. Oliver clarified that there were three seats in total: two seats to be filled by qualified electors and one seat to be filled by landowner vote, with the landowner seat being a four-year term. He also indicated there would still be time at the next meeting if the Board wanted to address any seat movement.

D. Operations

Mr. Oliver stated that the District works closely with Mike and his onsite staff as issues come up. Ms. Rogers responded that there was some washout on one of the pond banks, but it was already being addressed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Financial Statements as of May 31, 2026

Mr. Oliver presented the unaudited financials as of May 31, 2026.

FOURTEENTH ORDER OF BUSINESS

Check Register

Mr. Oliver stated that, as of May 31, 2026 financials, the District was 99.64% collected on assessments. He noted that the check register was included in the agenda packet for Board approval.

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

FIFTHTENTH ORDER OF BUSINESS

Next Scheduled Meeting –August 13, 2026 at 11:00 a.m. at Holiday Inn Express

Mr. Oliver stated that the next meeting scheduled would be August 13, 2026 at 11:00 a.m., and that the budget hearing would also take place then.

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Ms. Rogers asked about the general election seats, noting that only Mr. Gates had qualified so far and asking whether write-in candidates would be allowed for the other seat. Mr. Oliver stated he had never heard of write-ins for that type of seat and explained that if no one else qualifies, the seat would not appear on the ballot. After the general election period, the Board would adopt a resolution stating its intent to fill the vacant seat within 90 days, if they find a candidate.

Ms. Rogers asked how long candidates had to qualify, and Mr. Oliver answered that the deadline was noon the next day. Ms. Rogers mentioned that she had raised the issue again at a town hall meeting because there were two seats involved. Mr. Oliver noted that in another CDD meeting, someone said they would qualify, went down the next morning, and was already listed on the website.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

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

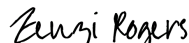
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