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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 13, 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
Mike Della Penta	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber *by phone*	District Counsel
Sarah Sweeting	GMS
Carl Allen	DCCM
Shayna Talbert	Operations Manager

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 opened the meeting to audience comments regarding items that are on the agenda.

Resident (Bob Gates) commented on item seven, the contract with the HOA, and noted that he would like to see an addition that states either party can cancel or amend the agreement. He would like it to be clear that and written that any agreements can be amended or canceled.

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THIRD ORDER OF BUSINESS **Consideration of Minutes of the June 11, 2026 Meeting**

Mr. Oliver presented the minutes from the June 11, 2026 Board of Supervisors meeting and asked for any comments, corrections, or questions. A correction was noted that Hunter Hurley attended the meeting by phone.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the June 11, 2026 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS **Acceptance of Minutes of the June 11, 2026 Audit Committee Meeting**

Mr. Oliver asked for a motion to accept the minutes of the June 11, 2026 Audit Committee meeting. The same comment was made that Hunter Hurley joined the meeting by phone.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Acceptance of Minutes of the June 11, 2026 Audit Committee Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS **Consideration of Audit Engagement Letter with Grau & Associates for Fiscal Year 2026**

Mr. Oliver presented the engagement letter for audit services with Grau & Associates totaling $4,600 which is under the budgeted amount. There were no Board questions and Mr. Oliver asked for a motion to approve the engagement letter as presented.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Audit Engagement Letter with Grau & Associates for Fiscal Year 2026, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Proposal from DCCM for Public Facilities Report**

Mr. Oliver presented the proposal from DCCM for the public facilities report and Mr. Allen offered to answer any Board questions.

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On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Proposal from DCCM for Public Facilities Report, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Agreement with Stillwater Homeowners Association Regarding CDD-Owned Roads and Common Property**

Mr. Haber summarized the agreement noting that the CDD is acknowledging that the HOA has certain covenants that govern parking and the District as the owner of the roads does not object to the HOA enforcing those covenants. He could include a provision to the fact of the public comment acknowledging each parties right to terminate the agreement. He would include additional language that at the expense of the party seeking to terminate a notice of termination will be prepared and recorded in the official records. Board direction was to approve the agreement in substantial form pending the addition to the termination language suggested by counsel.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Agreement with Stillwater Homeowners Association Regarding CDD-Owned Roads and Common Property, was approved in substantial form.

Mr. Haber added that on a related matter the Board will need to adopt said parking policies at a public hearing at a suggested hearing date of October 8, 2026.

EIGHTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

Mr. Oliver summarized the budget for the Board noting that there is no increase to assessment levels at this time and pointed out some figures on the assessment table that was provided in the agenda package for review. Mr. Oliver then asked for a motion to open the public hearing.

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

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Mr. Oliver asked for any public comments regarding the budget adoption or assessment collection. Hearing none, he asked for a motion to close the public hearing

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

A. Consideration of Resolution 2026-11, Relating to the Annual Appropriation and Adopting the Budget for Fiscal Year 2027

Mr. Oliver presented the resolution and asked for any comments.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-11 Relating to the Annual Appropriation and Adopting the Budget for Fiscal Year 2027, was approved.

B. Consideration of Resolution 2026-12, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Mr. Oliver presented the resolution and asked for any comments.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-12 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-13 Adopting Amended and Restated Rules of Procedure**

Mr. Oliver stated that current rules and procedures have been updated by District Counsel to amend anything to reflect the current Florida Statue. Mr. Haber offered to answer any Board questions.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-13 Adopting Amended and Restated Rules of Procedure, was approved.

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TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber had nothing further for the Board and offered to answer any questions.

B. Engineer

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

C. Manager

1. Discussion of Fiscal Year 2027 Goals and Objectives

Mr. Oliver presented the Goals and Objectives for Fiscal Year 2027 noting that they are the same as the previous year.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Fiscal Year 2027 Goals and Objectives, were approved.

2. Discussion of Fiscal Year 2027 Meeting Schedule

Mr. Oliver presented the meeting schedule for Fiscal Year 2027 noting that it is consistent with the current meeting schedule. The Board made a motion to approve the meeting schedule.

> On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Operations

Ms. Talbert reported on the ponds and water levels.

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 July 31, 2026

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

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FOURTEENTH ORDER OF BUSINESS **Check Register**

Mr. Oliver presented the check register and offered to answer any questions.

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

FIFTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – October 8, 2026**

Mr. Oliver stated the next meeting will, be held October 8, 2026 and will include a public hearing to adopt parking policies.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

Mr. Oliver asked for a motion to adjourn the meeting.

> 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

Signed by:
Zenzi Rogers
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Chairman/Vice Chairman