

**MINUTES OF MEETING
STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stuart Crossing Community Development District held Multiple Public Hearings and a Regular Meeting on September 7, 2022 at 1:00 p.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830.

Present at the meeting were:

Garth Noble	Chair
Chris Torres	Vice Chair
John Kakridas	Assistant Secretary
Jerry Tomberlin	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Pete Marovich	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:03 p.m. Supervisors Noble, Torres, Tomberlin and Kakridas, were present, in person. Supervisor Schiffer was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors *(the following will be provided in a separate package)*

Ms. Suit, a Notary of the State of Florida and duly authorized administered, the Oath of Office to Mr. Noble, Mr. Torres, Mr. Kakridas and Mr. Tomberlin. She provided and briefly explained the following items:

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **Chapter 190, Florida Statutes**
- D. **Financial Disclosure Forms**
 - I. **Form 1: Statement of Financial Interests**
 - II. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. **Form 1F: Final Statement of Financial Interests**
- E. **Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-27, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit recapped the results of the Landowners’ Election, as follows:

Seat 1	Garth Noble	160 votes	4-Year Term
Seat 2	Chris Torres	158 votes	2-Year Term
Seat 3	Martha Schiffer	158 votes	2-Year Term
Seat 4	Jerry Tomberlin	160 votes	4-Year Term
Seat 5	John Kakridas	158 votes	2-Year Term

Ms. Suit presented Resolution 2022-27.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, Resolution 2022-27, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-28, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2022-28. Mr. Noble nominated the following slate:

Garth Noble	Chair
Chris Torres	Vice Chair
Craig Wrathell	Secretary
Martha Schiffer	Assistant Secretary
John Kakridas	Assistant Secretary
Jerry Tomberlin	Assistant Secretary
Kristen Suit	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, Resolution 2022-28, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

- B. **Consideration of Resolution 2022-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Stuart Crossing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-29 and read the title.

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, Resolution 2022-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Stuart Crossing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

These items occurred below.

- A. **Affidavit/Proof of Publication**
- B. **Mailed Notice to Property Owner(s)**
- C. **Master Engineer's Report *(for informational purposes)***
- D. **Master Special Assessment Methodology Report *(for informational purposes)***

These items were included for informational purposes.

- E. **Consideration of Resolution 2022-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**
- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, the Public Hearing was opened.

Resident Pete Marovich asked how bonds are issued to build developments.

Mr. Earlywine explained the CDD was recently established and the Board is currently holding an assessment public hearing and going through the prerequisites to line itself up to issue bonds. The intent is to have a bond closing in October, a bond validation hearing in January and issue bonds after the project is under construction, which would be in the second

quarter of 2023. Assessments will only be imposed on the lands within the CDD and will not affect anyone outside of the CDD.

Ms. Suit discussed pertinent information in the Engineer’s Report and the Master Special Assessment Methodology Report.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, the Public Hearing was closed.

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

The Board, sitting as the Equalizing Board, made no changes to the assessments.

Ms. Suit presented Resolution 2022-30 and read the title.

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, Resolution 2022-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2022-31, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning May 5, 2022 and

Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented the proposed Fiscal Year 2022 Landowner-funded budget.

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Kakridas and seconded by Mr. Tomberlin, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-31 and read the title.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, Resolution 2022-31, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning May 5, 2022 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2022-32, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented the proposed Fiscal Year 2023 budget.

On MOTION by Mr. Noble and seconded by Mr. Kakridas, with all in favor, the Public Hearing was opened.

Mr. Noble asked if any of the \$100,290 budget is reimbursable once bonds are issued.

Ms. Suit stated the Professional and Administrative fees will not be paid from the bond proceeds but any Engineering expenses can be. Asked how the Operation and Maintenance (O&M) will be handled in October, Ms. Suit stated Staff will send the Estoppel and Meritage will collect at closing.

Mr. Earlywine suggested that Board Members coordinate with Management during the closing process and ensure they have a number to put on the closing statement for collection.

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-32 and read the title.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, Resolution 2022-32, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The proofs of publication were included for informational purposes.

B. Consideration of Resolution 2022-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit stated the Rules of Procedure were unchanged since presented at the Organizational meeting.

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-33 and read the title.

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, Resolution 2022-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Ms. Suit presented Resolution 2022-14 and read the title.

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: First Tuesday of each month except November, which will be the second Tuesday

TIME: 12:00 PM

LOCATION: Hampton Inn Bartow, 205 Old Bartow Eagle Lake Road, Bartow, Florida 33830

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Ms. Suit presented the Unaudited Financial Statements as of July 31, 2022.

On MOTION by Mr. Kakridas and seconded by Mr. Torres, with all in favor, the Unaudited Financial Statements as of July 31, 2022, were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Suit presented the following:

- A. July 8, 2022 Organizational Meeting**
- B. July 25, 2022 Special Meeting**
- C. August 16, 2022 Landowners' Meeting**

On MOTION by Mr. Torres and seconded by Mr. Tomberlin, with all in favor, the July 8, 2022 Organizational Meeting, July 25, 2022 Special Meeting and the August 16, 2022 Landowners' Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Mr. Earlywine reiterated the bond closing is set for October, the bond validation hearing is set for January and the bonds should be issued in 2023.

B. District Engineer (Interim): *Kimley-Horn & Associates, Inc.*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

Ms. Suit stated the October meeting will be cancelled.

- **Board Members' Comments/Requests**

This item was an addition to the agenda.

There were no Board Members' comments or requests.

- **Public Comments**

This item was an addition to the agenda.

Mr. Marovich asked how the CDD operates.

Mr. Noble stated it is early in the development process and, as the CDD gets further along, the amounts that were discussed will increase. When bonds are issued, the assessments to the lots will be less and the homeowners' assessments will be added to the tax roll each year.

Discussion ensued regarding the maximum assessment amount, tax bills and Debt Service and O&M portions of the assessments.

- **Adjournment**

This item was an addition to the agenda.

<p>On MOTION by Mr. Kakridas and seconded by Mr. Tomberlin, with all in favor, the meeting adjourned at 1:40 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair