

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

The Board of Supervisors of the Stuart Crossing Community Development District held a Regular Meeting on February 5, 2024 at 11:00 a.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830.

**Present at the meeting were:**

Garth Noble	Chair
Martha Schiffer	Assistant Secretary
Megan Germino	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Alan Rayl	District Engineer
Mark Wilson (via telephone)	Kimley-Horn

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:12 a.m.

Supervisors Schiffer, Germino and Noble were present. Supervisors Kakridas and Torres were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Chris Torres;  
Seat 2**

Ms. Suit presented Mr. Chris Torres' resignation from Seat 2.

**On MOTION by Mr. Noble and seconded by Ms. Germino, with all in favor, the Resignation of Chris Torres from Seat 2, dated January 17, 2024, was accepted.**

**STUART CROSSING CDD  
FOURTH ORDER OF BUSINESS**

**February 5, 2024**

**Consideration of Appointment to Fill  
Unexpired Term of Seat 2; Term Expires  
November 2024**

- **Administration of Oath of Office to Appointed Supervisor**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03,  
Appointing and Removing Officers of the  
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-03. The following slate was nominated:

Chair	Garth Noble
Vice Chair	Martha Schiffer
Assistant Secretary	John Kakridas
Assistant Secretary	Megan Germino
Assistant Secretary	Vacant

No other nominations were made. Ms. Suit stated this Resolution removes Mr. Torres from the Board.

Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretary Kristen Suit remain unaffected by this Resolution.

**On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2024-03, Appointing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Project Engineering  
Agreement**

Ms. Suit presented the Project Engineering Agreement between the CDD and Kimley-Horn and Associates, Inc., related to the bond issuance. Mr. Johnson recommended approval in substantial form and authorizing the Chair to execute.

**On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the Project Engineering Agreement between the CDD and Kimley-Horn and Associates, Inc., in substantial form, and authorizing the Chair to execute, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Commencement of CCNA Process for Post Bond Issuance Engineering**

Ms. Suit stated the CCNA Process for Post Bond Issuance Engineering was requested by the Landowner. Mr. Johnson stated this will be for a specific scope related to managing the acquisitions of the improvements that are currently underway by the CDD.

Asked if this item is being approved for placement on the next agenda, Ms. Suit stated it is an approval for it to be advertised.

**On MOTION by Mr. Noble and seconded by Ms. Germino, with all in favor, commencing the CCNA Process for Post Bond Issuance Engineering, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Finance Team Funding Agreement**

Ms. Suit presented the Finance Team Funding Agreement between the CDD and Meritage Homes of Florida Inc.

Asked if the Agreement should be approved in substantial form, Mr. Johnson replied affirmatively and stated that it is to provide a revenue source for the Engineering Report that was approved earlier in the meeting, as well as any advertising costs that are reimbursable by the bond.

**On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the Finance Team Funding Agreement between the CDD and Meritage Homes of Florida Inc., in substantial form, was approved.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date**

Ms. Suit presented Resolution 2024-04.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-04, Designating a Date, Time and Location of November 5, 2024 at 12:00 p.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830, for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01, Designating the Primary Administrative Office of the District and Providing an Effective Date**

Ms. Suit presented Resolution 2024-01.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-01, Designating the offices of Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, as the Primary Administrative Office of the District and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2023**

Ms. Suit presented the Unaudited Financial Statements as of December 31, 2023.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of December 31, 2023, were accepted.**

**THIRTEENTH ORDER OF BUSINESS**

**Approval of November 6, 2023 Regular Meeting and Audit Committee Meeting Minutes**

Ms. Suit presented the November 6, 2023 Regular Meeting and Audit Committee Meeting Minutes.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the November 6, 2023 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**• Required Ethics Training**

Mr. Johnson presented the Kutak Rock Ethics Training Requirement Memorandum. He urged the Board Members to contact him or Ms. Suit with questions regarding training options and filing Form 1.

**B. District Engineer: Rayl Engineering & Surveying, LLC**

There was no report.

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

**• NEXT MEETING DATE: March 4, 2024 at 11:00 AM**

**○ QUORUM CHECK**

The next meeting will be held on March 4, 2024.

**FIFTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**

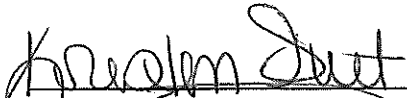
There were no public comments.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 11:23 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair