

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

The Board of Supervisors of the Stuart Crossing Community Development District held a Regular Meeting on March 4, 2024 at 11:00 a.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830.

Present:

Martha Schiffer	Assistant Secretary
Megan Germino	Assistant Secretary
John Kakridas	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Brian Crumbaker (via telephone)	Bond Counsel
Mark Wilson (via telephone)	Kimley-Horn

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:03 a.m. Supervisors Schiffer, Germino and Kakridas were present. Supervisor Noble was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided in a separate package)**
 - A. Memorandum Regarding Required Ethics Training and Disclosure Filing**
 - B. Sample Form 1 2023/Instructions**
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. Membership, Obligations and Responsibilities**

E. Form 8B: Memorandum of Voting Conflict

This Order of Business was deferred.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Appointing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report

Mr. Wilson presented the Supplemental Engineer's Report dated March 1, 2024.

Ms. Suit noted that the Capital Improvement Plan (CIP) consists of 239 units for Assessment Area One and total estimated costs of \$18,650,000.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Supplemental Engineer's Report, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Supplemental Special Assessment Methodology Report

Ms. Suit presented the Supplemental Special Assessment Methodology Report dated March 4, 2024 and reviewed the Appendix Tables at the end of the Report.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Supplemental Special Assessment Methodology Report, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Authorizing the Issuance of its Stuart Crossing Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One Project) (the "Series 2024 Bonds"); Determining Certain Details of the Series 2024 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing

the Negotiated Sale of the Series 2024 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2024 Bonds and Awarding the Series 2024 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2024 Bonds and its Use By the Underwriter in Connection with the Offering for Sale of the Series 2024 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2024 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes

Mr. Crumbaker presented Resolution 2024-06, which authorizes the issuance of the Series 2024 bonds. He reviewed the details of the Series 2024 bonds and the forms of documents attached to the Resolution including, the First Supplemental Indenture, Negotiated Sale, Bond Purchase Contract, Preliminary Limited Offering Memorandum, Final Limited Offering Memorandum and Continuing Disclosure Agreement.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-06, Authorizing the Issuance of its Stuart Crossing Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One Project) (the "Series 2024 Bonds"); Determining Certain Details of the Series 2024 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2024 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2024 Bonds and Awarding the Series 2024 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2024 Bonds and its Use By the

Underwriter in Connection with the Offering for Sale of the Series 2024 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2024 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes, was adopted.

EIGHTH ORDER OF BUSINESS

**Consider Rayl Engineering & Surveying, LLC
Notice of Intent to Terminate Services**

Ms. Suit presented the Rayl Engineering & Surveying, LLC Notice of Intent to Terminate Services as of March 16, 2024.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Rayl Engineering & Surveying, LLC Notice of Intent to Terminate Services, was accepted.

NINTH ORDER OF BUSINESS

**Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services**

- A. Affidavit of Publication**
- B. RFQ Package**
- C. Respondent: Kimley-Horn & Associates**

Mr. Johnson stated, if the Board is amenable, it can award the contract to, Kimley-Horn & Associates, who was the sole respondent to the RFQ.

- D. Competitive Selection Criteria/Ranking**
- E. Award of Contract**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, awarding the contract for Engineering Services to Kimley-Horn & Associates, the respondent to the RFQ for Engineering Services, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02,
Designating the Location of the Local**

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2024

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of February 5, 2024 Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the February 5, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Kimley-Horn & Associates

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: April 1, 2024 at 11:00 AM**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 11:19 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair