MINUTES OF MEETING
STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stuart Crossing Community Development District held a Regular Meeting on May 6, 2024 at 11:00 a.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830.

Present:

Martha Schiffer	Vice Chair
Megan Germino	Assistant Secretary
Mel Wang	Assistant Secretary
John Kakridas	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Mark Wilson (via telephone)	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:05 a.m.

Supervisors Schiffer, Germino, Wang and Kakridas were present. Supervisor Noble was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2024-08, Approving Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Ms. Suit presented Resolution 2024-08. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Ms. Shiffer and seconded by Mr. Kakridas, with all in favor, Resolution 2024-08, Approving Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon on August 5, 2024 at 11:00 a.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-09. The following changes were made to the Fiscal Year 2025 Meeting Schedule:

TIME, November 5, 2024 Landowners' Meeting: Change "3:45" to "5:00"

LOCATION, November 5, 2024 Landowners' Meeting: Insert "Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850"

On MOTION by Ms. Shiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-10, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

Ms. Suit presented Resolution 2024-10.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-10, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting to 5:00 p.m., on November 5, 2024, at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Kastro Lawn Maintenance and Landscaping Service Contract**

Ms. Suit presented the Kastro Lawn Maintenance and Landscaping Service Contract. A map of the area to be maintained is pending; once received, it will be transmitted to District Counsel so the CDD's standard agreement can be prepared.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Kastro Lawn Maintenance and Landscaping Service Contract, in the amount of $150,000, was approved.

SEVENTH ORDER OF BUSINESS **Ratification Items**

A. Acquisition of the Grove at Stuart Crossing Phase One Improvements

B. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Acquisition of the Grove at Stuart Crossing Phase One Improvements and the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, were ratified.

EIGHTH 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.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

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

TENTH ORDER OF BUSINESS **Approval of April 1, 2024 Regular Meeting Minutes**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the April 1, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Kimley-Horn

There were no District Counsel or District Engineer reports.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: June 3, 2024 at 11:00 AM**
  - **QUORUM CHECK**

The June and July 2024 meetings will be cancelled. The next meeting will be on August 5, 2024.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 11:14 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair