MINUTES OF MEETING
STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stuart Crossing Community Development District held a Regular Meeting on November 4, 2024 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland Norh I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

Present:

Garth Noble	Chair
Martha Schiffer	Vice Chair
Megan Germino	Assistant Secretary
Mel Wang (via telephone)	Assistant Secretary

Also present:

Kristen Suit	District Manager
Clif Fischer	Wrathell, Hunt and Associates, LLC (WHA)
Bennett Davenport (via telephone)	District Counsel
Stephen Ervin	Home River Property Management
Jake Essman	

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

Ms. Suit called the meeting to order at 1:15 p.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of John Kakridas [Seat 5]**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the resignation of Mr. John Kakridas from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Jake Essman to Fill Unexpired Term of Seat 5; Term Expires November 2024**

Ms. Schiffer nominated Mr. Jake Essman to fill Seat 5.

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, the appointment of Jake Essman to fill Seat 5, was approved.

- **Administration of Oath of Office (the following will also 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. Essman. Mr. Essman is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Cost of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

Ms. Suit stated that Mr. Essman completed Form 8B for both the Stuart Crossing and Reserve at Van Oaks CDDs, as he is related to an employee of District Management's office.

FIFTH ORDER OF BUSINESS **Acceptance of Resignation of Garth Noble [Seat 1]**

Ms. Suit presented Mr. Garth Noble's resignation.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the resignation of Mr. Garth Noble from Seat 1, was accepted.

SIXTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2026**

- **Administration of Oath of Office**

This item was deferred.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-01. Ms. Schiffer nominated the following:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Jake Essman	Assistant Secretary
Mel Wang	Assistant Secretary
Clifton Fischer	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

John Kakridas	Assistant Secretary
Garth Noble	Chair

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Redesignating 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 2025-02.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-02, Redesignating 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, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Home Encounter HECM, LLC Field Operations Agreement**

Ms. Suit presented the Home Encounter HECM, LLC Field Operations Agreement. Given that improvements have not yet come online, services will be billed as necessary.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Home Encounter HECM, LLC Field Operations Agreement, in the amount of $4,728 per month, to be billed as necessary, was approved.

TENTH ORDER OF BUSINESS **Consider Termination of Kastro Lawn and Maintenance Landscaping, LLC Agreement for Landscape and Irrigation Maintenance Services**

Ms. Suit presented the Kastro Lawn and Maintenance Landscaping, LLC Agreement for Landscape and Irrigation Maintenance Services. The Board took no action.

ELEVENTH ORDER OF BUSINESS **Consideration of Ameriscape USA, Inc. Agreement for Landscape and Irrigation Maintenance Services**

Ms. Suit presented the Ameriscape USA, Inc. Agreement for Landscape and Irrigation Maintenance Services. The Board took no action.

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

Ms. Suit presented Resolution 2025-03.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-03, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting to November 25, 2024 at 10:00 a.m., at the Lake Alfred Public Library (Study Room), 245 N Seminole Avenue, Lake Alfred, Florida 33850; Providing for Publication, Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

FOURTEENTH ORDER OF BUSINESS **Ratification Items**

Mr. Davenport presented the following:

A. The City of Bartow, Florida Right-of-Way Improvement and Maintenance Agreement

B. Quit Claim Bill of Sale

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the City of Bartow, Florida Right-of-Way Improvement and Maintenance Agreement, and the Quit Claim Bill of Sale, were ratified.

FIFTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of September 30, 2024**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

SIXTEENTH ORDER OF BUSINESS **Approval of August 5, 2024 Public Hearings and Regular Meeting Minutes**

The following change was made:

Line 143: Change “75,000” to “7,500”

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the August 5, 2024 Public Hearings and Regular Meeting Minutes, as amended, were approved.

SEVENTEENTH 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

- **UPCOMING MEETINGS**
  - ➢ **November 25, 2024 at 10:00 AM [Landowners’ Meeting: Lake Alfred Public Library (Study Room), 25 N Seminole Avenue, Lake Alfred, Florida 33850]**
  - ➢ **December 2, 2024 at 1:00 PM [Regular Meeting]**
  - ○ **QUORUM CHECK**

The next meeting will be held on December 2, 2024, unless cancelled.

EIGHTEENTH ORDER OF BUSINESS **Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

NINETEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair