

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

The Board of Supervisors of the Stuart Crossing Community Development District held a Public Hearing and Regular Meeting on August 4, 2025 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

**Present:**

Martha Schiffer	Chair
Megan Germino	Vice Chair
Tyler Woody	Assistant Secretary
Harriet Stone	Assistant Secretary
Amber Sweeney	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Justin Ham (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:02 p.m.  
All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**

**September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.**

Ms. Suit presented Resolution 2025-11. She reviewed the proposed Fiscal Year 2026 budget highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments.

No affected property owners or members of the public spoke.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-12.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Deficit Funding Agreement**

Ms. Suit presented the Fiscal Year 2026 Deficit Funding Agreement.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Suit noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**SEVENTH ORDER OF BUSINESS**

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

Ms. Suit presented Resolution 2025-04.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-04, Designating the Stuart Crossing CDD Amenity Center, 1901 JK Stuart Boulevard, Bartow, FL 33830, as the Location of the Local District Records Office and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Ratification of Danielle Fence Mfg. Co., Inc.  
Estimate [Wood Fence Repair]**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Danielle Fence Mfg. Co., Inc. Estimate for Wood Fence Repair, in the amount of \$830, was ratified.

- **Consideration of Complete Pool Care Proposal for Monthly Service**

This item was an addition to the agenda.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Complete Pool Care Proposal for Monthly Service, in the amount of \$1,250 per month, was approved.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2025**

- **Consideration of Amenities Policies and Fees and Setting Public Hearing**

This item was an addition to the agenda.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, adopting Rules and Policies for Amenities that conform in form with the Saltmeadows CDD, except setting a flat rental fee of \$500, and authorizing Staff to advertise a Public Hearing for October 6, 2025 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809, was approved.

**TENTH ORDER OF BUSINESS**

**Approval of June 2, 2025 Regular Meeting  
Minutes**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the June 2, 2025 Regular Meeting Minutes, as presented, were approved.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Kimley-Horn
- C. Field Operations: Folio Association Management

There were no District Counsel, District Engineer or Field Operations reports.

- D. District Manager: Wrathell, Hunt and Associates, LLC
  - NEXT MEETING DATE: October 6, 2025 at 1:00 PM
    - QUORUM CHECK

**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 1:15 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair