

**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 December 1, 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

**Also present:**

Jordan Lansford	District Manager
Jere Earlywine (via telephone)	District Counsel
Justin Ham (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Lansford called the meeting to order at 1:00 p.m.

Supervisors Schiffer, Germino, Woody and Stone were present. Supervisor Sweeney was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Amenity Rules and Rates**

**A. Affidavit of Publication**

<p><b>On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.</b></p>
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**B. Consideration of Resolution 2026-01, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date**

Mr. Earlywine stated the Amenity Rules are essentially the same as for other Districts. They contain provisions for guest usage, the swimming pool, lake/pond areas, rental policy, rental rates, HOA meetings, etc. The final portion outlines enforcement and sets up a provision wherein, under Chapter 120, residents can be fined up to \$1,000 for violating the Rules.

Asked if charter groups must pay to rent the amenities, Mr. Earlywine stated, if a group registers, they can have free rentals, subject to availability.

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.**

Ms. Lansford presented Resolution 2026-01 and read the title.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-01, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 4 & 5]**

Ms. Lansford presented Resolution 2026-02. Seats 1, 4 and 5, currently held by Mr. Woody, Ms. Germino and Ms. Stone, respectively, will be Landowner-elected.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-02, Designating November 2, 2026 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809, as the Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Ratification Items**

Ms. Lansford presented the following:

- A. **Bill of Sale and Limited Assignment [Amenity Center Improvements & Work Product]**
- B. **Arrow Exterminators, Inc. d/b/a Stark Exterminators**
  - I. **Agreement for Services**
  - II. **Contract Addendum**
- C. **Complete Pool Care, Inc. Agreement for Pool Maintenance Services**
- D. **Centurion Partners Health and Fitness, LLC d/b/a Fitnessmith Agreement for Gym Equipment Maintenance Services**
- E. **CSS Clean Star Services of Central Florida, Inc. Agreement for Services**
- F. **Envera Services Agreement Change Order [Service and Maintenance Plan]**
- G. **Long’s Air Conditioning, Inc. Agreement for Services**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Ratification Items A through G, as listed and described, were ratified.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of October 31, 2025**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of August 4, 2025 Public Hearing and Regular Meeting Minutes**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the August 4, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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

Discussion ensued regarding timing of the next bond issue, status of the Phase 2 acquisitions, and Phase 3.

Mr. Earlywine will follow up with Meritage regarding the bond issue.

**B. District Engineer: Kimley-Horn**

There was no report.

**C. Field Operations: Folio Association Management**

There was no report.

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

• **FY2026 Insurance Property Schedule**

Ms. Lansford presented the Renewal Schedule for the property insurance.

Discussion ensued regarding linear footage of the fencing.

Ms. Schiffer will confirm internally that all fencing in Phase 2 is added to the schedule.

• **NEXT MEETING DATE: January 5, 2026 at 1:00 PM**

○ **QUORUM CHECK**

The January 5, 2026 meeting will be cancelled.

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TENTH ORDER OF BUSINESS**

**Public Comments**


No members of the public spoke.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:14 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair