

Stuart Crossing Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://stuartcrossingcdd.net/>

April 27, 2026

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Board of Supervisors
Stuart Crossing Community Development District

Dear Board Members:

The Board of Supervisors of the Stuart Crossing Community Development District will hold a Regular Meeting on May 4, 2026 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Supplemental Engineer's Report
4. Presentation of Second Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2026-03, Delegation of Authority to Issue Series 2026 Bonds
6. Consideration of Resolution 2026-04, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026; Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2026 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability, and an Effective Date
7. Consideration of Ancillary Financing Documents
 - A. Collateral Assignment
 - B. Completion Agreement
 - C. Declaration of Consent
 - D. True-Up Agreement
 - E. Acquisition Agreement

- F. Notice of Special Assessments
- 8. Consideration of FMSbonds, Inc. Rule G-17 Disclosure
- 9. Consideration of Resolution 2026-05, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
- 10. Public Hearings on Rules, Policies, and Fees Regarding Amenity Facilities
 - A. Proofs/Affidavits of Publication
 - B. Consideration of Resolution 2026-06, Adopting Revised Amenities Rules and Rates; Providing a Severability Clause; and Providing an Effective Date
- 11. Consideration of Resolution 2026-07, Ratifying the Actions of the District Manager in Redesignating the Date and Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
- 12. Consideration of Resolution 2026-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
- 13. Consideration of Resolution 2026-09, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
- 14. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
- 15. Consideration of Stuart Crossing Homeowner's Association, Inc. CDD / HOA Agreement Regarding Parking Enforcement
- 16. Discussion: Florida Insurance Alliance Site Review and Risk/Safety Brochures
- 17. Ratification Items
 - A. Kastro Lawn Maintenance and Landscaping Proposals

- B. Acquisition of the Phases 2A, 2B and 3 Improvements
 - C. Polk County Property Appraiser Agreements
 - I. 2026 Data Sharing and Usage Agreement
 - II. Contract Agreement
 - D. Request to Transfer of Environmental Resource Permit to the Perpetual Operation Entity
 - Agent for J.J. Stuart Family Individual Owners
 - Agent Authorization Letter
18. Acceptance of Unaudited Financial Statements as of March 31, 2026
19. Approval of December 1, 2025 Public Hearing and Regular Meeting Minutes
20. Staff Reports
- A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Kimely-Horn*
 - C. Field Operations: *Folio Association Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - FY2026 Insurance Property Schedule
 - NEXT MEETING DATE: June 1, 2026 at 1:00 PM

○ QUORUM CHECK

SEAT 1	TYLER WOODY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	AMBER SWEENEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARTHA SCHIFFER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MEGAN GERMINO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	HARRIET STONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 21. Board Members' Comments/Requests
- 22. Public Comments
- 23. Adjournment

*Board of Supervisors
Stuart Crossing Community Development District
May 4, 2026, Regular Meeting Agenda
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If you should have any questions or concerns, please do not hesitate to contact me directly at (760) 918-6014.

Sincerely,

Jordan Lansford

Jordan Lansford
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 236 6447