

Stuart Crossing Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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July 27, 2026

Board of Supervisors
Stuart Crossing Community Development District

Dear Board Members:

The Board of Supervisors of the Stuart Crossing Community Development District will hold Public Hearings and a Regular Meeting on August 3, 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. Acceptance of Resignation of Tyler Woody [Seat 1]
4. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-11, Electing and Removing Officers of the District and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-12, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Consideration of Resolution 2026-13, Providing for Funding for the FY 2027 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
8. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-14, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
9. Public Hearing on Rule Relating to Parking Enforcement and Towing
 - A. Proofs/Affidavits of Publication
 - B. Consideration of Resolution 2026-15, Adopting Rules Relating to Parking Enforcement; Ratifying Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date
10. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-16, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
11. Consideration of Southwest Florida Water Management District ERP Modification Short Form [43045613.001]
12. Ratification Items
 - A. Kastro Lawn Maintenance and Landscaping, LLC Agreement for Services
 - B. Stuart Crossing Homeowners' Association CDD / HOA Agreement Regarding Parking Enforcement
 - C. Certification of Financial Capability for Perpetual Operations and Maintenance Entities [The Terraces at Stuart Crossing]
13. Acceptance of Unaudited Financial Statements as of June 30, 2026
14. Approval of May 4, 2026 Public Hearing and Regular Meeting Minutes
15. 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*

- UPCOMING MEETINGS

- November 3, 2026 at 1:45 PM [Landowners' Meeting]
- March 1, 2027 at 1:00 PM

- QUORUM CHECK

SEAT 1		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	AMBER SWEENEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MARTHA SCHIFFER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MEGAN GERMINO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	HARRIET STONE	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

- 16. Board Members' Comments/Requests
- 17. Public Comments
- 18. Adjournment

Should you 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