STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

Thursday, October 2, 2025



313 CAMPUS STREET CELEBRATION, FLORIDA 34747 (407) 566-1935

Stevens Plantation Community Development District

Board of Supervisors

David Meisner, Chairman Timothy Sangiovanni, Vice Chairman Christopher Knothe, Assistant Secretary Alicia Knothe, Assistant Secretary Darline Valcin, Assistant Secretary Staff:

Michael Perez, District Manager
Jan Carpenter, District Counsel
Kristen Trucco, District Counsel
Pete Glasscock, District Engineer
Kyle Goldberg, Field Inspection Coordinator
Howard Neal, Field Services Director

Meeting Agenda Thursday, October 2, 2025 – 6:00 p.m.

1.	Call to Order and Roll Call		
2.	Approval of Agenda		
3.	Audience Comments – Three (3) Minute Time Limit		
4.	Staff Reports		
	A. ROA Liaison		
	i. Consideration of Evergreen Holiday Lighting #3048 ProposalP. 3		
	ii. Consideration of Evergreen Holiday Lighting #3049 Proposal		
	B. Field Management ReportP. 5		
	C. Yellowstone Landscape Report		
	i. Consideration of Sod and Plants Installation Proposal		
	D. District Engineer		
	E. District Counsel		
	F. District Manager		
	i. Review of Public Works Pond Maintenance Inspection		
	ii. Review of St. Cloud Stormwater Flyer		
	iii. Review of Second-Quarter Website Audit		
5.	Business Items		
	A. Consideration of Resolution 2026-01, Adopting Goals and		
	Objectives Report for Fiscal Year 2025		
	B. Ratification of August 2025 Irrigation Repairs		
	C. Ratification of Egis Insurance Renewal		
6.	Business Administration		
	A. Consideration of Regular Meeting Minutes from August 7, 2025		
7.	Supervisor Requests		
8.	Adjournment		

The next meeting is scheduled for Thursday, December 4, 2025, at 6:00 p.m.

EVERGREEN HOLIDAY LIGHTING LLC

P.O. Box 812 Clarcona, FL 32710 +14079829629 info@elight.me



Estimate

ADDRESS
Stevens Plantation CDD

Leland Management, Inc. 2023 Hickory Tree Rd

St. Cloud, FL 34772

SHIP TO

Stevens Plantation CDD Leland Management, Inc.

Nolte Rd

St. Cloud, FL 34772

ESTIMATE # 3048

DATE 08/20/2025

ACTIVITY		QTY	AMOUNT
Re-installation Your same display re-installed for the upcoming holiday sthroughout the season and take-down	eason. This includes maintenance	1	1,447.04
Your display includes: - Garland lit with warm white LED lights to decorate two s - 36" wreath lit with warm white LED lights to decorate pil - LED mini lights to decorate bushes around sign monum - Warm white C9 LED lights outlining the landscape lines	lars at sign monuments ents		
Storage for the next year	_	1	240.00
This estimate is for your review and approval.	SUBTOTAL		1,687.04
Please feel free to contact us if you have any questions.	TAX		0.00
We look forward to working with you.	TOTAL	\$1,	687.04
Thanks for your business!			

Accepted By

Evergreen Holiday Lighting

Accepted Date

EVERGREEN HOLIDAY LIGHTING LLC

P.O. Box 812 Clarcona, FL 32710 +14079829629 info@elight.me



Estimate

ADDRESS
Stovens Plants

Stevens Plantation ROA Leland Management, Inc. 2023 Hickory Tree Rd St. Cloud, FL 34772

Thanks for your business! Evergreen Holiday Lighting SHIP TO

Stevens Plantation ROA Leland Management, Inc. Nolte Rd

St. Cloud, FL 34772

ESTIMATE # 3049

DATE 08/20/2025

ACTIVITY		QTY	AMOUNT
Re-installation Your same display re-installed for the upcoming holiday s throughout the season and take-down	eason. This includes maintenance	1	3,494.43
Your display includes: - Garlands lit with warm white LED lights to decorate both - 30" wreaths lit with warm white LED lights to decorate b monuments - LED mini lights to decorate bushes around sign monum	oth sides of pillars on three		
Storage for the next year		1	800.00
This estimate is for your review and approval. Please feel free to contact us if you have any questions. We look forward to working with you.	SUBTOTAL TAX		4,294.43 0.00
We look lolward to working with you.	TOTAL	\$4 ,	294.43

Accepted By Accepted Date

OINFRAMARK



Steven's Plantation CDD September Field Inspection

Thursday, September 11, 2025

25 Items Identified

25 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Pressure Washing

Assigned To: Inframark

The fence behind 3240 Buckingham Way could be pressure washed.



Item 2 - Standing Water

Assigned To: Board Update

Water is pooling in this area due to a hump in the grass.

Location: Behind 3240 Buckingham Way



Item 3 - Sod Damage

Assigned To: Yellowstone Landscaping

There is sod damage by the walking trail behind 3260 Buckingham Way.



Item 4 - Broken Post
Assigned To: District Manager

There is a broken gas line marker. Location: Walking trail behind 3260 Buckingham Way.

Item 5 - Raise Canopy

Assigned To: Yellowstone Landscaping

These trees should have their canopy raised. Location: Walking trail behind 3160 Buckingham Way







Item 6 - Cutback
Assigned To: Yellowstone Landscaping

Cutback vegetation so it does not impede the sidewalk.

Location: Walking trail behind 3140 Buckingham Way



Item 7 - Pond 13 Fountain

Assigned To: SITEX

Pond 13 fountain was off during day of inspection.



Item 8 - Match Height

Assigned To: Yellowstone Landscaping

Cutdown the hedges so that they match the height of the shorter ones. Location: Walking trail behind 3140 Buckingham Way.



Item 9 - Irrigation Repair
Assigned To: Yellowstone Landscaping

There appears to be irrigation in need of repair. Location: Walking trail behind 3140 Buckingham Way

Item 10 - Azolla And Aquatic Grasses

Assigned To: SITEX

There is Azolla and aquatic grasses that should be treated in the Pond 20 overflow.







Item 11 - Annuals
Assigned To: Yellowstone Landscaping

When are the annuals scheduled to be swapped?



Item 12 - Algae And Trash

Assigned To: SITEX

There is algae that should be treated at Pond 6. Trash should also be picked up during routine maintenance.

Item 13 - Aquatic Grasses

Assigned To: SITEX

Aquatic grasses should be treated during routine maintenance. Location: Behind 3823 Cedar Hammock Trail







Item 14 - Soil Install
Assigned To: Yellowstone Landscaping

Yellowstone Landscaping to install soil in this area.

Item 15 - Drainage Pipes

Assigned To: District Council

Drainage pipes remain at 3859 Cedar Hammock Trail.







Item 16 - String Trimming
Assigned To: Yellowstone Landscaping

The bank surrounding Pond 21 needs to be string trimmed.



Item 17 - Algae Assigned To: SITEX

Algae should be treated during routine maintenance. Location: Pond 21



Item 18 - High Grass

Assigned To: Yellowstone Landscaping

There is some high grass behind 2876 Lafayette Trace Dr.



Item 19 - Trash
Assigned To: SITEX

Trash should be collected during routine maintenance. Location: Pond 21



Item 20 - Dog Station Trash

Assigned To: Yellowstone Landscaping

This dog station's trash should be emptied out. Location: Next to 2809 Lafayette Trace Dr



Item 21 - Anthill
Assigned To: Yellowstone Landscaping

There's an anthill by 2809 Lafayette Trace Dr that should be baited.



Item 22 - Weeds

Assigned To: Yellowstone Landscaping

Weeds should be treated during routine maintenance. Location: Behind the East Fountain Sign



Item 23 - Raise Canopy

Assigned To: Yellowstone Landscaping

These trees should have their canopy raised. Location: Walking trail by the West Entrance.



Item 24 - Fountains
Assigned To: Board Update

Both fountains were on during day of inspection.



Item 25 - Aquatic Grasses

Assigned To: SITEX

Aquatic grasses should be treated during routine inspection.

Location: Pond 4

Stevens Plantation

Account Manager: Nathaniel Anderson
Wednesday, September 24, 2025



Maintenance Activities

Maintenance Summary: Week One

Pruning: Trimmed shrubs by the entrance of the Estate's corporate campus and Magnolia. hand-pulled weeds in landscape beds.

Herbicide Application: Applied Round-Up to weeds growing in sidewalk cracks and along the edges of the sidewalk.

Cleanup: Conducted a trash pick-up throughout all maintenance areas.

• Empty all dog waste receptacles weekly

Maintenance Summary: Week Two

Pruning: Continue trimming the entrance of the Grove, Varanda Lake.

Pull weeds in landscape beds and edge of the tree ring.

Pick up trash in the maintenance areas.

spray weeds in all common areas throughout the property.

• Empty all dog waste receptacles weekly.

Maintenance Summary: Week Three

Raise canopy on trees by the trail behind 2881 Lafayette Trace Dr.

Spray Round-Up and pull weeds around beds from Tybee Rd to Budinger Ave.

Pick up trash throughout mantic areas.

• Empty all dog waste receptacles weekly.

Maintenance Summary: Week Four

Continue trimming shrubs along nolte from Budinger aver to the end of the far west side of property.

Raised canopy on trees by the trail behind 3139-3173 Progress Ln.

Pick up trash along that was left around sidewalks.

. Empty all dog waste receptacles weekly.

Mowing Activities

Retention Pond and Common Area Maintenance: Perform weekly mowing and string trimming around retention

- ponds and common areas across the property, ensuring these spaces remain clean, safe, and visually appealing
- Perform weekly mowing service on all St Augustine turf throughout property.

Irrigation Activities

For the months of June & July, we addressed the following irrigation issues:

.

- Conducted thorough inspection of the irrigation system.
- Documented and reported any major issues requiring further attention.

Fertilization and Pest Control Activities

Treat turf for weeds and insects.

Projected Work

- All retention ponds have been string trimmed.
- Annuals change out was completed on Friday, September 19.

- . Provide a proposal to flush cut and remove the dead elm tree located in the median on Nolte Road (Completed)
- . Provide a proposal to install plants and lay sod along the Nolte Rd
- . The irrigation washout by the western fountain has been fixed, and dirt has been cleaned up from the street. The drain between the fence at the Estate has been installed to prevent flooding; however, additional dirt still
- . needs to be added (Completed)



Landscape Enhancement Proposal for **Stevens Plantation CDD**

Michael Perez Inframark 313 Campus Street Celebration, FL 34747 michael.perez@inframark.com Proposal #: 609908 Date: 9/24/2025

From: Nathaniel Anderson

LOCATION OF PROPERTY

4201 Nolte Rd St. Cloud, FL 34772

Sod And Plants Installed Along The Nolte Rd

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Conoral Lobor	60	¢71 42	¢4 295 65
General Labor	60	\$71.43	\$4,285.65
St. Augustine Sod	8	\$625.00	\$5,000.00
Indian Howthorn 3 Gal	20	\$17.50	\$350.00
Muhly Grass 3 Gal	90	\$17.50	\$1,575.00
Loropetalum 3 Gal	20	\$17.50	\$350.00
Gold Mound 3 Gal	60	\$17.50	\$1,050.00
Trinette 3 Gal	70	\$17.50	\$1,225.00
Pine Bark Medium Nugget Mulch 3 cu. ft. Bag	70	\$8.50	\$595.00
Irrigation Labor	2	\$75.00	\$150.00

Provide labor and equipment to complete the following:

Corporate Campos Entrance

Replace steps. Install 4 pallets of St. Augustine sod in the median.

Nolte Rd

Fill in bed with 70 – 3-gallon Trinette

Fill in bed with 20 – 3-gallon Indian Hawthorn

Fill in bed with 90 – 3-gallon Muhly Grass

The Grove Entrance

Fill in bed with 60 – 3-gallon Gold Mound

Azalea Replacement

Replace declining azalea with 20 – 3-gallon Loropetalum

Bair Area (behind 3701 Cedar Hammock Trail)

Replace sod with 3 pallets of St. Augustine sod

Buckingham Way (behind 3140 & 3180 Buckingham Way)

Repair area with 1 pallet of sod

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:	
Ву		
	Print Name/Title	
Date		
Stevens Plantation CDD		

Subtotal	\$14,580.65
Sales Tax	\$0.00
Proposal Total	\$14,580.65

THIS IS NOT AN INVOICE



Public Works

1300 9th Street St. Cloud, Florida 34769 Phone: 407-957-7347

Fax: 407-957-7170

Pond Maintenance Inspection Notice of Compliance (Per Ord. No. 2012-020)

August 11, 2025

Stevens Plantation CDD michael.perez@inframark.com

Reference:

Stevens Plantation pond 1 behind 2450 Tybee Rd.
Stevens Plantation pond 2 behind 2425 Tybee Rd.
Stevens Plantation pond 3 behind 3351 Pawleys Loop
Stevens Plantation pond 4 behind 3441 Pawleys Loop
Stevens Plantation pond 5 behind 3731 Marietta Way
Stevens Plantation pond 6 behind 3851 Marietta Way
Stevens Plantation pond 7 behind 3740 Marietta Way
Stevens Plantation pond 8 behind 3899 Cedar Hammock Tr.
Stevens Plantation pond 9 behind 3867 Cedar Hammock Tr.
Stevens Plantation pond 10 behind 3200 Burberry Place
Stevens Plantation pond 11 behind 3224 Burberry Place
Stevens Plantation pond 12 across from 3105 Innovation Dr.
Stevens Plantation pond 13 North of Progress Ln.

Dear Property Owner:

This letter serves as a notice that the above mentioned pond(s) has been inspected and was found to be compliant with The City of St. Cloud Ordinance no. 2012-020.

If you have any questions regarding this letter or to receive information related to the Pond Maintenance Inspection program, please contact the City of St. Cloud Public Works Department at 407-957-7269.

Sincerely,

Don Callaghan

Don Callaghan Engineering Assistant



10 things you can do to prevent stormwater runoff polution

- Use fertilizers sparingly and sweep up driveways, sidewalks, and gutters
- Never dump anything down storm drains or in streams
- Vegetate bare spots in your yard
- Compost your vard waste
- Use least toxic pesticides, follow labels, and learn how to prevent pest problems
- Direct downspouts away from paved surfaces; consider starting a rain garden
- Take your car to the car wash instead of washing it in the driveway
- Check your car for leaks and recycle your motor oil
- Pick up after your pet
- Have your septic tank pumped and system inspected regularly



For more information, visit www.epa.gov/nps or www.epa.gov/npdes/stormwater

National Pollution Discharge Elimination System (NPDES) Program

What is NPDES?

As authorized by the Clean Water Act of 1972, the National Pollution Discharge Elimination System (NPDES) program controls water pollution by regulating point sources that discharge pollutants (illicit discharges) into waters of the United States. The NPDES program is an unfunded federal mandate that requires the City of St. Cloud to maintain the public drainage system, provide public education, monitor construction sites and train our staff to help reduce the amount of pollutants entering the City of St. Cloud's drainage system. For additional information about the City of St. Cloud's NPDES program, please call the Public Works Department at 407-957-7347.

The City of St. Cloud and the Osceola County Extension Services have teamed up to provide the public education portion of the NPDES program. The Osceola County Extension Services can be reached at 321-697-3000.

What is illegal dumping?

Land Development Code 24-164 defines and prohibits illicit discharges (illegal dumping) into any stormwater systems. Illegal dumping of pollutants (such as oil, gas, lawn clippings, pet waste, etc.) into stormwater inlets, swales, ditches, curbs, ponds, or lakes will result in a fine and require the illicit discharge to be cleaned up. To report illegal dumping please call the Public Works Department at 407-957-7347.

To legally dispose of these pollutants, please call the St. Cloud Solid Waste Division at 407-957-7289.

ONLY RAIN DOWN THE STORM DRAIN







NO GARBAGE & DEBRIS

PICK UP PET WASTE

NO FERTILIZERS & PESTICIDES

Be the Solution to Water Polution PUBLIC WORKS

<u>www.stcloudfl.gov</u> | 407-957-7347

Why do we need to worry about stormwater?

Flooding — When excess water has nowhere to go, flooding can impact property and cause damage to land and structures. Flooding can also be a public safety issue that affects entire communities.

Pollution and Health Impacts — Stormwater picks up anything that is on the ground and carries it along with it. Animal waste, chemicals, pesticides, oil, and sediment – all end up in waterways and potentially in our sources of drinking water.

Erosion — Uncontrolled stormwater can cause erosion, leaving bare soil and exposing tree roots. This can lead to property damage and cause issues with ground stability.

Sedimentation — Erosion and runoff, can also lead to sedimentation. Sedimentation of waterways from runoff causes changes to aquatic habitats. Undesirable plant growth increases, water becomes more turbid or cloudy, which leads to disruption of aquatic ecosystems. Sedimentation also fills in waterways, which can increase the flooding potential.

Impacts to Groundwater Recharge — If stormwater isn't sinking into the ground it can affect recharge of groundwater resources. This can affect water levels in drinking water wells as well as impacting levels in surface water.

Impacts to Recreational Opportunities — Stormwater runoff can cause polluted waterways which can lead to restrictions on boating, swimming, and fishing in recreational areas.

Where do stormwater pollutants come from?

There are a variety of contaminants that can easily pollute our stormwater. Rain picks up oil and grit left on the roads; sprinklers wash pesticides, fertilizers and weed killers from our gardens and lawns; washing the car carries detergents, oils and grease from the driveway and into our waterways.

- **Motor Oil** Four quarts of motor oil can create an 8-acre oil slick and contaminate a million gallons of drinking water.
- **Antifreeze** Antifreeze is a toxic pollutant that can kill not only aquatic life but also pets when they drink from contaminated puddles.
- **Pesticides** The use of harmful chemicals on your lawn can be reduced with proper mowing, fertilizing and watering.
- **Animal Waste** Pet and other animal waste is raw sewage that releases bacteria and oxygen-consuming materials into our waterways. Pet owners should always "scoop the poop".
- **Soaps & Detergents** Detergents are pollutants that contain phosphorus which contributes to algae blooms. Algae blooms deplete waterways of oxygen and can cause fish kills.

Things you can do to protect our lakes, creeks, and ditches:

- Recycle yard debris instead of dumping it near or in streams, swales, ditches, and roads.
- Put litter in trash cans where it belongs.
- Recycle used motor oil and antifreeze.
- When washing your car at home, use none phosphorus soaps and direct soap suds onto the lawn instead of storm drains and/or your driveway.
- Be careful not to destroy stream or ditch banks; it can cause soil to wash away.
- Keep livestock and pets from destroying our creek banks and using the stream as a toilet.



To learn more, scan the QR code or call 407-957-7347

Be the Solution to Stormwater Pollution

Stormwater Management Ponds

What are stormwater management ponds?

- Man-made areas designed to collect and store stormwater runoff
- Help reduce pollution from runoff and prevent downstream flooding

Types of stormwater ponds:

1. Dry (Detention) Ponds

- Large, open, grassy, low areas that fill with water during rain
- Hold water for a short period of time (48-72 hours) then dry out.
- Shoreline vegetation around the pond helps filter sediment from the runoff

2. Wet (Retention) Ponds

- A permanently wet pond area
- Designed to capture runoff from rain.
- Grassy slopes filter sediment as stormwater percolates into the ground.



How do they work?

Stormwater Management Ponds:

- Mimic natural water flow systems
- Improve overall water quality
- Control water quantity entering the system
- Slow water flow and allow for sediment settling
- Remove phosphorus and other pollutants
- Reduce stormwater pollution and prevent downstream flooding

Why do we need them?

In urban and developed areas, impervious surfaces (roofs, driveways, streets, etc.) reduce the time spent by rainfall before entering into the stormwater drainage system. If left unchecked, this quick influx of water can result in nutrient overload and widespread flooding downstream.

Stormwater ponds can only be efficient and effective if they are properly maintained by the property owner or Homeowner's Association (HOA). Improperly maintained ponds limit functionality by preventing controlled water drainage.

How to keep ponds healthy and functional?

- Keep stormwater pipes and grates clear
- Do not litter and pick up any litter you encounter
- Keep leaves and grass clippings in the yard. Do not blow or sweep into the street or storm drain.
- Avoid adding excess nutrients to ponds
- Ensure landscapes are fertilized appropriately
- Do not apply fertilizer or pesticide before a rain event
- Keep chemicals, like oil or gasoline, from entering the storm drain.
- Remember! Only rain should go down the drain.



Basic Maintenance Activities that Property Owners and HOAs Shall Complete:

- 1. Mowing maintains aesthetics and reduces clogging and damage to structure
- 2. Aquatic Weed Control maintains pond capacity and reducing clogging of structure
- 3. Structural Inspections and Repairs ensures proper water flow control

VIOLATION	RISKS POSED TO ENVIRONMENT
Improper or infrequent mowing	Allows pipes to become blocked by vegetation and risks root damage to pipes. Reduces the ability to store and move water, therefore defeating the purpose and intention of the pond.
Clogged grates	Prevents proper water drainage, causing pond level to rise and eventually overspill its banks where it poses an increased flooding risk.

Properly maintained pond



Example of a properly maintained dry stormwater pond; vegetation is properly mowed to the correct height and is free of debris.

Improperly maintained pond



Example of an improperly maintained stormwater pond. Vegetation and trash have accumulated and clogged the grate which prevents the flow of water.

St. Cloud's stormwater program

- All new construction permits set requirements for the type, number, and size of stormwater management ponds.
- Inspectors visit 300+ ponds every year.
- Saves residents money by offering discounts on Flood Insurance St. Cloud participates in the National Flood Insurance Program (NFIP) and provides additional drainage services.
- Reduces flooding of residential and commercial properties.
- Helps recharge the Floridian Aquifer; our drinking water source.



To learn more, scan the QR code or call 407-957-7269



Quarterly Compliance Audit Report

Stevens Plantation

Date: July 2025 - 2nd Quarter **Prepared for:** Sandra Demarco

Developer: Inframark **Insurance agency:**



Preparer:

Susan Morgan - SchoolStatus Compliance ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Comp	liance	Audit
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Overview	2
Compliance Criteria	2
ADA Accessibility	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in <u>Florida Statute Chapter</u> 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. <u>189.069</u>, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the <u>WCAG 2.1</u> levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



Accessibility Grading Criteria

Passed	Description
Passed	Website errors* O WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

^{*}Errors represent less than 5% of the page count are considered passing

^{**}Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements Result: PASSED

Compliance Criteria

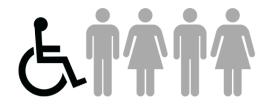
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

of population has a disability.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: http://webaim.org/resources/contrastchecker



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: http://webaim.org/techniques/alttext



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A "skip navigation" option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: http://webaim.org/techniques/skipnav



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no 'click here' please) are just some ways to help everyone find what they're searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: http://webaim.org/techniques/sitetools/



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: http://webaim.org/techniques/tables/data



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: http://webaim.org/techniques/acrobat/acrobat



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: http://webaim.org/techniques/captions



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: http://webaim.org/techniques/forms



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (eg., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stevens Plantation Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

- **SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- **SECTION 2**. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.
- **SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of October, 2025.

ATTEST:	STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date: October 2, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Stevens Plantation Community Development District ("District") Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six Board meetings were held during the fiscal year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure. Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's

reports, notes or other record keeping method. **Standard:** 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes \square No \square

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes
No
SIGNATURES:
Chair/Vice Chair:
Printed Name:
Stevens Plantation Community Development District

District Manager:
Printed Name:
Stevens Plantation Community Development District

Proposal #: 600011

Date: 8/28/2025 From: Paul Newman



Landscape Enhancement Proposal for **Stevens Plantation CDD**

Michael Perez
Inframark
313 Campus Street
Celebration, FL 34747
michael.perez@inframark.com

LOCATION OF PROPERTY

4201 Nolte Rd St. Cloud, FL 34772

Irrigation Repairs for Issues Found During August 2025 Inspection

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	34	\$71.43	\$2,428.54
Rainbird Spray Heads 6 Inch No Inlet	13	\$8.00	\$104.00
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	17	\$22.00	\$374.00
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle	2	\$23.00	\$46.00
Rain Bird Nozzle Half Circle 15 ft. 180 Degree	9	\$2.30	\$20.70
Rain Bird Nozzle Half Circle 15 ft. 180 Degree	9	\$2.30	\$20.70
Hunter MP Rotator MP2000 Nozzle 13 ft 21 ft. Radius 90 Degree - 210	32	\$13.50	\$432.00
NDS Pro-Span PVC Expansion Repair Coupling 4 in. Socket x Spigot	1	\$155.00	\$155.00
Rain Bird PEB Industrial Valve Plastic 2 in. w/ Flow Control FIPT x FIPT	1	\$395.00	\$395.00
Sch 40 PVC Tee 4 in. Socket	1	\$48.00	\$48.00
Sch 40 PVC 90 Degree Elbow 4 in. Socket	2	\$32.00	\$64.00
Sch 40 PVC Coupling 4 in. Socket	2	\$14.00	\$28.00
Sch 40 PVC Coupling 4 in. Socket	2	\$14.00	\$28.00
Sch 40 PVC Male Adapter 4 in. MIPT x Socket	1	\$17.00	\$17.00
miscellaneous supply	1	\$95.00	\$95.00
Troubleshooting Irrigation Labor	16	\$71.43	\$1,142.84

Provide all labor and materials necessary to resolve irrigation issues found during the August inspection, including:

Replacement:

13 broken 6-inch spray heads

- 17 broken 12-inch spray heads
- 2 broken rotor heads
- 9 broken spray nozzles
- 32 broken MP rotators

Repairs:

- Main line leak across from Magnolia Green on Nolte Road.
- Main line leak on north Nolte, approximately 140 feet west of the Grove.

Furnish the labor to troubleshoot, identify, and locate the cause of irrigation zones not responding to their controllers.

This includes:

- 1. Troubleshooting Zone 4 on the Magnolia Green controller.
- 2. Troubleshooting Zone 2 on The Estates controller.
- 3. Troubleshooting, locating, and replacing the valve on Zone 4 of the Innovation Blvd. Rain Bird ESP controller.
- 4. Troubleshooting Zones 2 and 9 on the Hunter ACC2 controller at the Innovation entrance.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK: By DocuSigned by: David Meisner Chairman Print Name/Title Date 9/12/2025 Subtotal \$5,398.78 Sales Tax \$0.00 Proposal Total \$5,398.78 THIS IS NOT AN INVOICE

Stevens Plantation CDD

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FLORIDA INSURANCE ALLIANCE DISTRICTS PACKAGE APPLICATION



Covered Party:	Stevens Plantation Community Development District		
Mailing Address:	c/o Inframark	FEIN:	20-0260255
	313 Campus Street Celebration, FL 34747	Physical County:	Osceola

Contact: Michael Perez

Title: District Manager

Phone #: 656.209.7919

Email: Michael Perez@inframark.com

 Coverage Term:
 10/1/2025 - 10/1/2026
 Year Entity was established:
 2003

Coverages being requested. Please select with an "Yes" or	"No"
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	Yes
Inland Marine	No
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

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This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official), assignæd signæd signæd

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

1 2	MINUTES OF MEETING STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT		
3 4	The Stevens Plantation Community Development District regular meeting of the Board of		
5	Supervisors was held on Thursday, August 7, 2025, and called to order at 6:00 p.m. at the		
6	Cornerstone Family Church, located at 2925 Canoe Creek Road, St. Cloud, FL 34772.		
7			
8 9	Present and constituting a quorum were:		
10	David Meisner	Chairperson	
11	Timothy Sangiovanni	Vice Chairperson	
12	Christopher Knothe	Assistant Secretary	
13	Alicia Knothe	Assistant Secretary	
14	Darline Valcin	Assistant Secretary	
15			
16 17	Also present, either in person or via communication media technology, were:		
18	Michael Perez	District Manager, Inframark	
19	Kristen Trucco	District Counsel, Latham, Luna, Eden & Beaudine	
20	Pete Glasscock	District Engineer, Hanson Walter & Associates	
21	Peter Wittman	Branch Manager, Yellowstone Landscape	
22	Kyle Goldberg	Field Inspection Coordinator, Inframark	
23			
24	This is not a certified or verbatim transcript but rather represents the context and summary of the		
25	meeting. The full meeting is available in audio format upon request. Contact the District Office for		
26	any related costs for an audio copy.		
27			
28	FIRST ORDER OF BUSINESS	Call to Order and Roll Call	
29	Mr. Perez called the meeting to order at 6:00 p.m. and a quorum was established.		
30			
31	SECOND ORDER OF BUSINESS	Adoption of Agenda	
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	On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor, the August 7, 2025 agenda was approved.		
22	in ravor, the August 7, 20	23 agenda was approved.	
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34	THIRD ORDER OF BUSINESS	Public Comment Period	
35	There were no public comment	ts.	
36			
37	FOURTH ORDER OF BUSINESS	Staff Reports	
38	A. ROA Liaison	Stan Reports	
39		ng the meeting being canceled and expressed concerns about	
40	Mr. Sangiovanni spoke regarding the meeting being canceled and expressed concerns about the Spectrum installation. He noted that AT&T is now proceeding with installation through the		
41	District and discussed the work currently being completed.		
1 1	District and discussed the work current	y being completed.	

B. Field Manager Report

Stevens Plantation CDD
August 7, 2025

Mr. Goldberg reviewed the inspection report. The Board expressed concerns regarding Sitex not responding in a timely manner, and a discussion of the vendor contract ensued. A discussion also took place regarding the lack of response from TOHO concerning the fountains.

The Board directed counsel that, if no response was received by Monday, August 11, counsel was to send a formal letter.

C. Hoover Six Month Report

i. Consideration of Hoover Maintenance Agreement

Mr. Perez discussed the Hoover report and renewal. A discussion followed regarding the fountains and Mr. Knothe meeting with Techni-Pools.

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor, the Hoover Maintenance Agreement was approved.

D. Yellowstone Report

i. Consideration of Dead Elm Tree Removal Proposal

Mr. Wittman spoke regarding the landscaping items. A discussion followed concerning the option of adding rocks versus sod in areas where cars drive through.

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor, the Dead Elm Tree Removal Proposal in the amount of \$541.28 was approved.

B. Field Manager Report

Discussion returned to the Field Report. Mr. Meisner presented Inframark's two proposals and inquired about advice from Egis regarding sign replacements.

On MOTION by Ms. Valcin, seconded by Ms. Knothe, with all in favor, Inframark Proposal #076-02-2025 in the amount of \$1,333.76 was approved.

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor, Inframark Proposal #076-03-2025 in the amount of \$815.54 was approved.

E. District Engineer

i. Consideration of Hourly Rate Increase Request Letter

The District Engineer spoke regarding the rate schedule.

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor, Hourly Rate Increase Request Letter was approved.

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F. District Counsel

Ms. Trucco spoke regarding Stanley Martin and the lack of response, provided updates on DSK and foreclosure matters, and addressed the gas line drilling dispute involving insurance companies assigning blame to other vendors. Counsel was authorized to move forward with the gas line item.

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G. District Manager

Mr. Perez informed the Board that financials will be emailed directly to them on the 20th of each month moving forward and also reviewed the District's financial position.

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FIFTH ORDER OF BUSINESS

Business Items

- A. Public Hearing on Final Budget for Fiscal Year 2026
 - i. Consideration of Resolution 2025-03, Adopting the Fiscal Year 2026 Final Budget

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B. Public Hearing on Levying the O&M Assessments

i. Consideration of Resolution 2025-04, Levying the O&M Assessments

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On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor, Public Hearing on Final Budget for Fiscal Year 2026 and Public Hearing on Levying the O&M Assessments were opened.

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A resident made comments regarding lighting, the presence of an alligator, speeding at the front entrance, AT&T, and the construction at Walmart, including the installation of a fence.

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On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor, Public Hearing on Final Budget for Fiscal Year 2026 and Public Hearing on Levying the O&M Assessments were closed.

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On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor, Resolution 2025-03, Adopting the Fiscal Year 2026 Final Budget was adopted.

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On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor, Resolution 2025-04, Levying the O&M Assessments was adopted.

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C. Consideration of Resolution 2025-05, Adopting the Fiscal Year 2026 Meeting Schedule

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On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor, Resolution 2025-05, Adopting the Fiscal Year 2026 Meeting Schedule, was adopted.

D. Consideration of Goals and Objectives

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor, Goals and Objectives were approved.

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SIXTH ORDER OF BUSINESS Business Administration

Mr. Meisner asked Ms. Trucco to notify the City that the Board did not agree to the new development being removed.

A. Consideration of Regular Meeting Minutes from June 5, 2025

On MOTION by Mr. Knothe, seconded by Ms. Valcin, with all in favor, meeting minutes from June 5, 2025, were approved.

111 **B. Review of Financials**

On MOTION by Mr. Knothe, seconded by Ms. Valcin, with all in favor, the financials were approved.

112 C. Acceptance of Check Register

On MOTION by Mr. Knothe, seconded by Ms. Valcin, with all in favor, the Check Register was approved.

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114 SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests at this time.

116 **EIGHTH ORDER OF BUSINESS**

Adjournment

On MOTION by Ms. Valcin, seconded by Mr. Knothe, with all in favor, the Board adjourned the meeting at 7:09 p.m.

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Secretary / Assistant Secretary

Chairperson / Vice Chairperson