

**STEVENS PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, December 4, 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
Mary Polanec, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda Thursday, December 4, 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. **Special Business Item**
 - A. Discussion of Proposed CDD Development Agreement
 5. **Staff Reports**
 - A. District Accountant
 - B. ROA Liaison
 - C. Field Management Report..... P. 3
 - D. Yellowstone Landscape Report P. 9
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
 6. **Business Items**
 - A.Consideration of Grau & Associates FY 2025 Audit Engagement P. 17
 - B. Consideration of Hoover Pumping Systems Proposal SPN104159.0..... P. 22
 7. **Business Administration**
 - A. Consideration of Regular Meeting Minutes from October 2, 2025 P. 23
 8. **Supervisor Requests**
 9. **Adjournment**

The next meeting is scheduled for Thursday, February 5, 2026, at 6:00 p.m.

District Office:

313 Campus Street
Celebration, FL 34747
407-566-1935

Meeting Location:

Cornerstone Family Church
2925 Canoe Creek Rd,
St. Cloud, FL 34772



Steven's Plantation CDD October Field Inspection

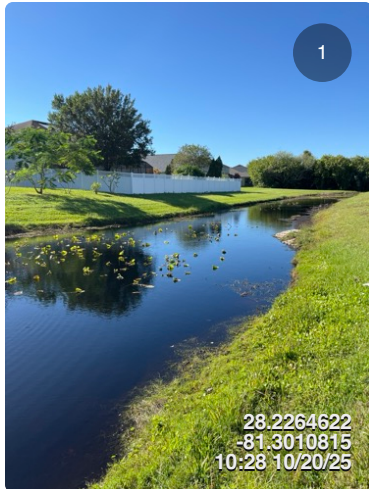
Monday, October 20, 2025

13 Items Identified

13 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Azolla Update

Assigned To: Board Update

The Azolla located in the Pond 1 overflow has been treated and has decomposed.

Item 2 - Anthills

Assigned To: Yellowstone Landscaping

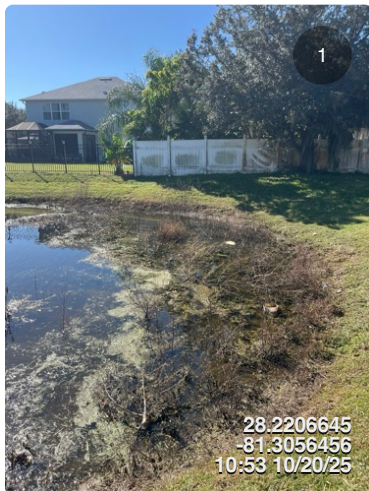
Anthills should be baited and knocked down during routine maintenance. Locations: Pond 1 overflow and The Estates entrance.



Item 3 - Cutback

Assigned To: [Yellowstone Landscaping](#)

The conservation area should be cutback in this area. Location: 3025 Burberry Pl



Item 4- Aquatic Grasses And Trash

Assigned To: [SITEX](#)

Aquatic grass should be treated and trash picked up during routine maintenance. Location: 3815 Cedar Hammock Trail



Item 5 - Trash

Assigned To: [Yellowstone Landscaping](#)

This dog station's trash should be removed. Location: 3851 Marietta Way

Item 6 - Aquatic Grasses

Assigned To: SITEX

Aquatic grasses should be treated during routine maintenance. Location: Pond 4



Item 7 - Remove Dead Plants

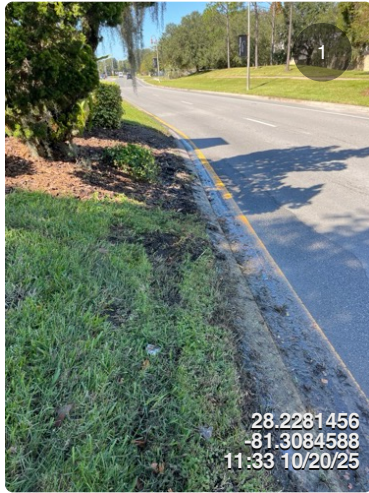
Assigned To: Yellowstone Landscaping

Dead plants should be removed. Location: Walking trail behind 3340 Buckingham Way

Item 8- Sod Damage And Potential Irrigation Repair

Assigned To: [Yellowstone Landscaping](#)

There are a couple damaged areas at the Western Fountain that may need irrigation repair.



Item 9 - Washout

Assigned To: [Board Update](#)

There appears to be a washout at the Western Fountain.



Item 10- Standing Water

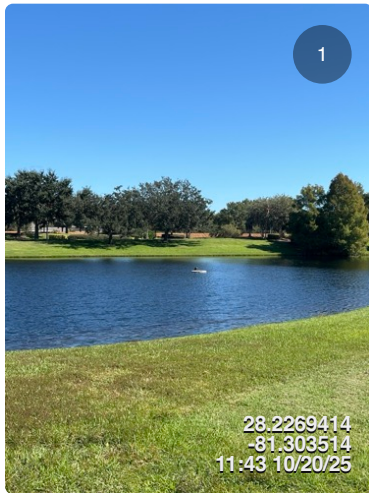
Assigned To: [District Engineer](#)

Is there a way to regrade this area to have the water flow towards the pond?

Item 11 - Estates Sign Marks

Assigned To: Inframark

There are some markings on the Estates Monument Sign that should be cleaned.



Item 12 - Pond 13 Fountain

Assigned To: SITEX

Pond 13 fountain was off during day of inspection.



Item 13 - Replace U-Post

Assigned To: Inframark

The U-Post connecting the reclaim water sign has become rusted, this should be replaced. Location: East Fountain



Nate Anderson

PROJECT 11/24/25, 9:09 AM

Stevens Plantation

Monday, November 24, 2025

7 Items Identified



ITEM 1

50 - 3 Gallon Arboricola



ITEM 2

Fill- in with 20-3 Gallon Indian hawthorn



ITEM 3

Fill- in with 15-3 Gallon Indian hawthorn



ITEM 4

Fill- in with 30 - 3 Gallon loropetalum



ITEM 5

30- 3 gallon Arboricola



ITEM 6

Arboricola




ITEM 7

4 - 7 gallon viburnum
odoratissimum

YELLOWSTONE LANDSCAPE
Monthly Status Report
Stevens Plantation CDD
Friday, November 21, 2025



Maintenance Activities				
	Task / Project	Description	Date Comp	Photo
1	Trimming	Trim and prune all landscape shrub beds located at the entrances of The Estates, Corporate, Magnolia, The Grove, Verandah, Lakes, and along Budinger Avenue.		
2	Empty Trash Can	Weekly Emptying of trash receptacle throughout property		
3	Weed Control	Apply a combination of glyphosate and Tribune herbicides to control weeds in landscape beds, tree rings, and areas with cracks.		
4	St Augustine Mow	St Augustine Mowing: Performed Bi Weekly mowing service of all Turf Areas including hard edging along all concrete structures ,curbs, sidewalks, around irrigation valve boxes and utility boxes, and string trimming all designated areas.		
5	Bahia Mow	Bahia Mowing: Performed Bi -weekly mowing service of all Bahia Areas including hard edging along all concrete structures ,curbs, sidewalks, around irrigation valve boxes and utility boxes, and string trimming all designated areas.		
6	Detail Beds	Perform Landscape detail service throughout Landscape Bed by removing any dead brached palm frond manuanly pull weeds		
7	Liter Removal	Conducted routine property patrols and collected all visible trash from turf areas, landscape beds, and along roadways.		

Fertilization and Pest Control Activities / Other Acitivity			Date Comp	Photo
1	Turf Fert Gran	Apply a granular fertilizer with a 16-4-8 blend to designated turf areas throughout the property to improve turf color and appearance / Apply Pre and Post Emergance Herbicide (Atrazine)	10/22/25	

2	Annuals	Change out Flower beds Through the Property / Plant Install 4 inch Poinsettias , Dusty Miller	11/21/25	
3	Mulch	Install Pine Bark Nugget Mulch throughout Property	11/14/25	

Irrigation Activities			Photo	
1	Wet Check	Completed the scheduled monthly inspection of the entire irrigation system. The service included a full assessment of the controller's programming and a functional check of all irrigation zones. Following the inspection, a detailed report was generated and submitted to the customer		

Projected Work				
1	Projected Work	Provide a proposal to add rock to all island tips where the sod is being damaged. Provide a proposal to install a drainage pipe along the brick wall on Nolte Rd to prevent standing water. The hole in the median across from Walmart, where the mainline repair was completed, has been backfilled.		

Prepared By : Nathaniel Anderson

Lawn & Ornamental Report



Date of Application Tue 10-21-25
Wed 10-22-25

Sprayer Operator: Rudy, Obad, Victor

Area Treated Steven's Plantation

Reg #

Products Used	Target Pest	Application Rate	Total Used
Atrazine # 19713-11	Turf weeds	1.5 ^{oz} /1000	348 ^{oz}
Aquisync	Wetting agent.	20 ^{oz} /A	55 ^{oz}

Disease / Pest or Weed:
Target Treatment

Turf weeds

Sprayer Used ZS # 1, 2, 8

Water Volume

330 gal

Time of
Application:

10:40

Temperature

79°

Wind Speed

N 3 mph

Observation

Variety of turf weeds

Manager Signature

[Signature]

Operator Signature



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

October 28, 2025

To Board of Supervisors
 Stevens Plantation Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Stevens Plantation Community Development District, City of St. Cloud, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Stevens Plantation Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Stevens Plantation Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Stevens Plantation Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



Proposal

Proposal# SPN104159.0
 Proposal Date: 10/24/2025
 Valid Until: 11/23/2025

2801 N. Powerline Road
 Pompano Beach, FL 33069
 Tel 954-971-7350 Fax 954-975-0791

Customer # 8766
 Stevens Plantation Community Development District
 313 Campus Street

Celebration, FL 34747
 Tel: 656-209-7919 Fax:

Job Site: 8959
 Stevens Plantation W. Booster
 3101 Innovation Dr
 St. Cloud, FL 34772
 Tel: 656-209-7919 Contact: Michael Perez
 Model# HCF-15PDV-208/3-MR3Q-Z

Nature of Service:

S/O - Butterfly Valve Replacement

During the recent visit, our technician found that the discharge butterfly valve was faulty and in need of replacement. The Butterfly valve allows for manual isolation between the pump and irrigation field. In the event of a mainline break/leak the butterfly valve will prevent pump cycling as well as prevention of flooding, washouts, and property damage.

Hoover proposes the following:

- Remove faulty Butterfly Valve.
- Install new Grooved Butterfly Valve Two Position.
- Test system operation.

Sub Total: \$1,450.65

Grand Total: \$1,450.65

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:
 Hoover Pumping Systems, Corp.

A handwritten signature in blue ink that reads "Charles F. Gleason Jr."

Charles Gleason

Accepted By:
 Stevens Plantation Community Development District

Signature/ Printed Name/ Date

MINUTES OF MEETING
STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Stevens Plantation Community Development District regular meeting of the Board of Supervisors was held on Thursday, October 2, 2025, and called to order at 6:00 p.m. at the Cornerstone Family Church, located at 2925 Canoe Creek Road, St. Cloud, FL 34772.

Present and constituting a quorum were:

David Meisner	Chairperson
Timothy Sangiovanni	Vice Chairperson
Christopher Knothe	Assistant Secretary
Alicia Knothe	Assistant Secretary
Darline Valcin	Assistant Secretary

Also present, either in person or via communication media technology, were:

Michael Perez	District Manager, Inframark
Kristen Trucco	District Counsel, Latham, Luna, Eden & Beaudine
Pete Glasscock	District Engineer, Hanson Walter & Associates
Peter Wittman	Branch Manager, Yellowstone Landscape
Nathaniel Anderson	Account Manager, Yellowstone Landscape
Kyle Goldberg	Field Inspection Coordinator, Inframark
Kaitlin Marshall	Community Association Manager, Leland Management Lifestyle

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Perez called the meeting to order at 6:00 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS

Adoption of Agenda

On MOTION by Mr. Sangiovanni, seconded by Ms. Knothe, with all in favor, the October 2, 2025 agenda was approved.

THIRD ORDER OF BUSINESS

Public Comment Period

There were no public comments.

FOURTH ORDER OF BUSINESS

Staff Reports

A. ROA Liaison

Ms. Marshall from the ROA addressed the Board regarding holiday lighting and the necessary repairs at the Estates sign. Ms. Marshall also provided an update on ongoing internet issues throughout the District, noting that the matter is currently being addressed.

i. Consideration of the Evergreen Holiday Lighting Proposal #3048

On MOTION by Mr. Knothe, seconded by Ms. Knothe, with all in favor, Evergreen Holiday Lighting Proposal #3048 in the amount of \$1,687.04 was approved.

The requested installation date was November 10; however, the Board expressed a preference for installation on November 17. If that date is not feasible, the Board agreed that installation on November 10 would be acceptable.

B. Field Manager Report

Mr. Perez spoke to the Field Inspection Report and provided updates to the Board regarding the monument sign repairs, installation of “No Fishing” signs, graffiti removal, and overall pond conditions. Mr. Perez will reach out to Sitex again and involve Ms. Trucco due to the lack of response from the pond vendor.

C. Yellowstone Report

i. Consideration of Sod and Plants Installation Proposal

Mr. Wittman addressed the Board regarding items that had been resolved and explained that additional manpower had been assigned to the District to ensure all outstanding tasks were completed prior to the meeting.

On MOTION by Mr. Knothe, seconded by Ms. Knothe, with all in favor, the Yellowstone Sod and Plants Installation Proposal in the amount of \$14,580.65 was approved.

Ms. Valcin joined the meeting at 6:21 p.m.

Mr. Wittman will provide an updated cost for the sod replacement related to the damage caused by the gas line installation.

D. District Engineer

The Board approved Ms. Trucco to work with Mr. Glasscock regarding the gas line company fulfilling the permit requirements, which should include repairing the damaged sod areas. Mr. Glasscock spoke about a drain holding water on the west end of the community and stated that the issue will be resolved. Mr. Glasscock also discussed regrading work needed in front of the drain, for which Yellowstone will be providing a proposal. Additionally, Mr. Glasscock spoke about the previously tabled skimmer project involving three skimmers and noted that he will follow up to obtain an updated proposal for a future meeting.

E. District Counsel

Ms. Trucco provided an update regarding Stanley Martin and the bond issuance process taking place through Stevens Plantation. She stated that they are anticipating completion within the next 30 to 60 days.

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

Mr. Perez informed the Board that Ladybird requested permission to install a sign on CDD property. The Board did not approve the request and stated that the sign should be placed on Ladybird's own property. Mr. Perez also provided updates regarding the fountain and the reporting of the Fiscal Year 2025 goals and objectives. A discussion followed regarding an inquiry made by Mr. Sangiovanni about rebidding any vendors receiving \$25,000 or more annually within the District. The Board requested that Ms. Trucco review the requirements for this matter for future reference.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-01, Adopting Goals and Objectives Report for Fiscal Year 2025

Mr. Perez spoke about the Fiscal Year 2025 Goals and Objectives, noting that no resolution was needed. The document only required the Chair's signature and would then be posted accordingly.

B. Ratification of August 2025 Irrigation Repairs

On MOTION by Ms. Knothe, seconded by Ms. Valcin, with all in favor, August 2025 Irrigation Repairs were ratified.

C. Ratification of Egis Insurance Renewal

On MOTION by Ms. Knothe, seconded by Ms. Valcin, with all in favor, the Egis Insurance Renewal was ratified.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-02, Approving the Fiscal Year 2025-2026 Proposed Budget and Setting Public Hearing

On MOTION by Ms. Valcin, seconded by Ms. Knothe, with all in favor, Resolution 2025-02, Approving the Fiscal Year 2025-2026 Proposed Budget and Setting Public Hearing was adopted.

B. Review of the Fiscal Year 2024 Audit Report

On MOTION by Ms. Valcin, seconded by Mr. Knothe, with all in favor, Fiscal Year 2024 Audit Report was approved.

112
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114
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SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Sangiovanni requested that work within the District be completed earlier rather than waiting until the week before a scheduled meeting

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor, the meeting was adjourned at 7:01 p.m.

120
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Secretary / Assistant Secretary

Chairperson / Vice Chairperson