

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
Justin Fisher, Field Inspection Coordinator
Mary Polanec, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda

Thursday, April 2, 2026 – 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. District Accountant
 - i. Review of Financials (*January & February*)..... P. 3
 - B. ROA Liaison
 - C. Field Management Report (*February & March*)..... P. 33
 - D. Yellowstone Landscape Report P. 45
 - i. Review of Chemical/Fertilization Report P. 48
 - ii. Consideration of Irrigation Inspection Report P. 49
 - iii. Consideration of Plant Replacement From Freeze Project..... P. 58
 - iv. Consideration of Mixed Plants Replacement Proposal..... P. 72
 - v. Consideration of Trinette Plant Replacement Proposal P. 73
 - vi. Consideration of Dead St. Augustine Sod Replacement Proposal P. 74
 - vii. Consideration of Rock Bed Sealing at Entrance Proposal..... P. 75
 - viii. Consideration of Freeze Damage Cut Back Services Proposal P. 77
 - E. District Engineer
 - F. District Counsel
 - i. Discussion of Demand Letter for Unauthorized Downspout Drainage P. 79
 - G. District Manager
 - i. Discussion of FY 2027 Budget
 - ii. Discussion of Inframark Pond Report..... P. 81
 - iii. Discussion of Inframark Pond Agreement..... P. 91
5. **Business Administration**
 - A. Consideration of Minutes from the Meeting held on February 5, 2026 P. 109
6. **Supervisor Requests**
7. **Adjournment**

The next meeting is scheduled for Thursday, June 4, 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