

Stevens Plantation Community Development District

Board of Supervisors

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Kristen Trucco, District Counsel
Pete Glasscock, District Engineer
Justin Fisher, Field Service Manager
Mary Polanec, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Thursday, June 4, 2026, at 6:00 p.m.

The Regular Meeting of the **Stevens Plantation Community Development District** will be held on Thursday, June 4, 2026, at 6:00 p.m. at the Cornerstone Family Church, 2925 Canoe Creek Rd, St. Cloud, FL 34772. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 239 337 566 501 **Passcode:** 6tivkN

Dial-in by Phone: +16468381601 **Pin:** 17051331#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. SPECIAL BUSINESS ITEM

- A. Consideration of Agreement for Underwriter Services and Rule G-17

Disclosure Letter with FMSbonds, Inc.P. 4

5. STAFF REPORTS

- A. District Accountant

i. Review of Financials (*March & April*) P. 9

- B. ROA Liaison

C. Field Inspection ReportP. 39

i. Consideration of PIP Alligator / Snake Warning Signage EstimateP. 47

D. Yellowstone Landscape Report.....P. 48

i. Review of Chemical/Fertilization ReportP. 51

ii. Consideration of Irrigation ProposalP. 52

iii. Consideration of Removal of Two Dead Pine Trees ProposalP. 61

iv. Consideration of Mainline Leak Repairs	P. 63
E. District Engineer	
F. District Counsel	
i. Financing Items for Upcoming Bond Issuance (Stanley Martin Homes)	
1. Engagement Letter from Akerman LLP for Bond Counsel Services (Under Separate Cover)	
G. District Manager	
i. Review of District Manager Report.....	P. 65
ii. Announcing the Number of Qualified Registered Voters in the District (1,036)	P. 66
6. BUSINESS ITEMS	
A. Consideration of Resolution 2026-04, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing.....	P. 67
7. BUSINESS ADMINISTRATION	
A. Consideration of Minutes from the Meeting held April 2, 2026.....	P. 76
8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS	
9. ADJOURNMENT	