

Stevens Plantation Community Development District

Board of Supervisors

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Mary Polanec, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Thursday, August 6, 2026, at 6:00 p.m.

The Regular Meeting of the **Stevens Plantation Community Development District** will be held on Thursday, August 6, 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:

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

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THE REGULAR MEETING OF THE 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. Public Hearing on Final Budget for Fiscal Year 2027

A. Consideration of Resolution 2026-05, Adopting the Fiscal Year 2027 Final Budget.....P. 4

B. Consideration of Resolution 2026-06, Levying the O&M AssessmentsP. 14

5. STAFF REPORTS

A. Financial Overview

i. Review of Financials Snapshot.....P. 17

ii. Review of Financials (May).....P. 18

B. ROA Liaison

C. Field Inspection Report.....P. 33

i. Consideration of Inframark Estimate #333 for Main Entryway

Monument Refurbishment.....P. 58

D. Yellowstone Landscape Report.....P. 59

i. Review of June 2026 Irrigation Inspection and Consideration of

Recommended Repairs.....P. 61

ii.	Review of July 2026 Irrigation Inspection and Consideration of Recommended Repairs.....	P. 70
iii.	Consideration of Yellowstone Landscape Proposal #736792 for St. Augustine Sod Installation Along Nolte Road	P. 80
iv.	Consideration of Yellowstone Landscape Proposal #736814 for Replacement of One Dead 45-Gallon Ligustrum.....	P. 81
v.	Consideration of Yellowstone Landscape Proposal #736826 for Dead Pine Tree Removal at the Verandah Lakes Entrance	P. 82
E.	District Engineer	
F.	District Counsel	
i.	Discussion of the City of St. Cloud Interlocal Agreement for Maintenance of Medians in Road Rights-of-Way.....	P. 83
G.	District Manager	
i.	Review of District Manager Report	
6.	BUSINESS ITEMS	
A.	Consideration of Resolution, 2026-07, Goals and Objectives for Fiscal Year 2027.....	P. 94
B.	Consideration of Resolution 2026-08, Meeting Schedule for Fiscal Year 2027.....	P. 100
7.	BUSINESS ADMINISTRATION	
A.	Consideration of Minutes from the Meeting held June 4, 2026 (Under Separate Cover)	
8.	BOARD OF SUPERVISORS REQUESTS AND COMMENTS	
9.	ADJOURNMENT	