

**MINUTES OF MEETING
STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stuart Crossing Community Development District held a Regular Meeting on February 3, 2025 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

Present:

Martha Schiffer
Megan Germino
Harriet Stone
Amber Sweeney

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Bennett Davenport (via telephone)
Tyler Woody

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:04 p.m. Supervisor Germino and Supervisors-Elect Martha Schiffer, Amber Sweeney and Harriet Stone were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Amber Sweeney – Seat 2, Martha Schiffer – Seat 3, Harriet Stone – Seat 5] (the following will be provided in a separate package)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Martha Schiffer, Harriert Stone and Amber Sweeney. She and Mr. Davenport explained the following:

- A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
- B. Membership, Obligations and Responsibilities
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-05. She recapped the results of the Landowners' Election, as follows:

Seat 2	Amber Sweeney	388 votes	4-Year Term
Seat 3	Martha Schiffer	388 votes	4-Year Term
Seat 5	Harriet Stone	300 votes	2-Year Term

On MOTION by Ms. Schiffer and seconded by Ms. Stone, with all in favor, Resolution 2025-05, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Tyler Woody to Fill Unexpired Term of Seat 1; Term Expires November 2026

Ms. Schiffer nominated Mr. Tyler Woody to fill Seat 1.

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the appointment of Tyler Woody to fill Seat 1, was approved.

- Administration of Oath of Office

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tyler Woody. The items in the Supervisor's package were explained earlier in the meeting.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-06. Ms. Schiffer nominated the following:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Harriet Stone	Assistant Secretary
Amber Sweeney	Assistant Secretary
Tyler Woody	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Mel Wang	Assistant Secretary
Jake Essman	Assistant Secretary
Clifton Fischer	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Stone and seconded by Ms. Schiffer, with all in favor, Resolution 2025-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Ratification Items**

Ms. Suit presented the following:

A. Quit Claim Bill of Sale [Phase 1 Hardscape]

- B. Trimmers Holiday Proposal for 2024 Holiday Décor
- C. Fitnessmith Project Proposal for Fitness Equipment
- D. Leasing Innovations Lease/Purchase Proposal for Fitnessmith Exercise Equipment

Ms. Suit stated that Mr. Davenport reviewed and approved executing the Lease. She asked for a copy of the fully executed lease for recordkeeping purposes.

- E. Leasing Innovations Invoice No. 1a for Commitment Fee
- F. Duke Energy One, Inc. Assignment of Lighting Services Agreement
- G. Polk County Property Appraiser 2025 Date Sharing and Usage Agreement
- H. Polk County Property Appraiser Contract Agreement
- I. Eco-Logic Services, LLC Pond Maintenance Services Agreement
- J. Kastro Lawn and Maintenance Landscaping, LLC Amended and Restated Agreement for Landscape and Irrigation Maintenance Services

Ms. Suit stated that the CDD is now paying the invoices.

On MOTION by Ms. Schiffer and seconded by Ms. Stone, with all in favor, Items 7A through 7J, as listed, were ratified.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was tabled until the community is completed, probably within 60 days.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

On MOTION by Ms. Schiffer and seconded by Ms. Stone, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

- A. November 4, 2024 Regular Meeting
- B. November 5, 2024 Landowners' Meeting

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the November 4, 2024 Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Davenport stated that the Boundary Amendment Petition was filed with the County last week. He will provide updates once the hearing date is set.

B. District Engineer: Kimley-Horn**C. Field Operations: Home River**

There were no District Engineer or Field Operations reports.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: March 3, 2025 at 1:00 PM**
 - **QUORUM CHECK**

The March 3, 2025 meeting will be cancelled. The next meeting will be on April 7, 2025.

Ms. Schiffer asked Ms. Suit to work with Gary on the field operations portion of the proposed Fiscal Year 2026 budget.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

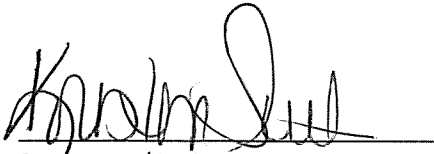
There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

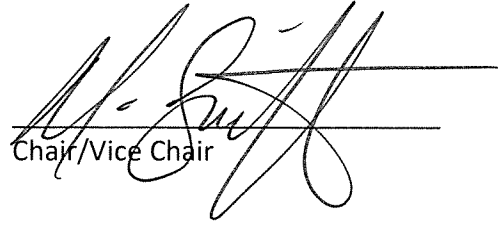
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:23 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair