



STEVENS PLANTATION RESIDENTIAL OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, October 1, 2024
Leland Management – Conference Room
2023 Hickory Tree Road, St. Cloud, FL 34772

MEETING MINUTES

Call to order

Tim Sangiovanni called the meeting to order at 7:01 p.m.

Establish Quorum

Quorum was established with five of the five directors present: Tim Sangiovanni, Anthony Lopez, George Mathis, Darline Valcin and Burris Walker. Kaitlin Marshall were present from Leland Management.

Also present were: Six homeowners

Proof of Notice: The meeting notice was mailed to the membership in accordance with the governing documents and Florida Statute and a notice of the meeting was posted on the community sign forty-eight (48) hours in advance of the meeting.

Approval of Past Meeting Minutes

Darline Valcin made a motion to approve the Board Meeting Minutes from August 6, 2024, as presented. Burris Walker seconded the motion. All were in favor.

Open Forum

- Residents inquired about the community garage sale the dates will be included on the website, street parking, compliance within the community, and had some questions regarding the bulk cable agreement.

A homeowner has indicated that he believes his boat is permitted in the community. Management has recommended obtaining an official opinion on the matter. Tim Sangiovanni made a motion to seek legal advice regarding the allowance of boats in the community. Anthony Lopez seconded the motion. All were in favor.

Old Business

- a) **Paradigm Broadband Group – Telecom Services (Update):** Management reported Spectrum has yet to provide a completion date. The association's attorney has now been engaged to manage the communications and to obtain the completion date for the Board of Directors.

New Business

- a) **Approval of 2025 Budget and Assessment:** Darline Valcin made a motion to approve the 2025 budget and assessments in the total amount of \$472,454.00, with a quarterly fee of \$202.00, and management fee of \$34,704.00. Anthony Lopez seconded the motion. All were in favor. The Board also noted a combined total of \$62,798.00 in prior year surplus and cable income (Spectrum) is being used to offset part of the assessment increase.
- b) **Community Holiday Lights:** Darline Valcin made a motion to accept the estimate presented by Evergreen Holiday Lighting for the installation of the Holiday Decorations. Tim Sangiovanni seconded the motion. Motion carried 4/5.

Holiday Decoration are scheduled to go up prior to Thanksgiving. The proposal for the reinstallation of the holiday decoration for Nolte Road monuments has been issued to the Stevens Planation CDD for approval.

- c) **Holiday Decorating Contest:** Darline Valcin made a motion to move forward with the 2024 Holiday Decorating contest. Tim Sangiovanni seconded the motion. All were in favor. First place winners from each pod will receive a \$100.00 gift card/certificate, second place winners a \$75.00 gift card/certificate, and third place winners a \$50.00 gift card/certificate (Management is to arrange the purchase of the gift cards). Inspectors for each pod were selected as follows: Anthony Lopez- The Grove, Darline Valcin- Verandah Lakes, George Mathis- The Estates, and Burris Walker- Magnolia Green.

Next Meeting

The Budget Meeting has been scheduled for Tuesday, December 3, 2024, at 7:00 p.m.

Adjournment

Darline Valcin made a motion to adjourn the meeting at 7:51 p.m. Anthony Lopez seconded the motion. All were in favor.