



STEVENS PLANTATION RESIDENTIAL OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, August 6, 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 four of the four directors present: Tim Sangiovanni, Anthony Lopez, and Darline Valcin via teleconference. Kaitlin Marshall were present from Leland Management.

Also present were: Four homeowners

Proof of Notice: Meeting signs were posted at each community entrance in accordance with the governing documents and State Statute.

Approval of Past Meeting Minutes

Darline Valcin made a motion to approve the Board Meeting Minutes from June 4, 2024, as presented. Anthony Lopez seconded the motion. All were in favor.

Open Forum

- Residents inquired about the community website, including document accessibility, street parking, compliance within the community, and had some questions regarding the ARB committee.

Old Business

- a) **Paradigm Broadband Group – Telecom Services (Update):** Spectrum representatives, along with Don Johnson from Paradigm Broadband Group, attended the meeting via Zoom to provide the board with an update. Spectrum apologized for the lack of communication throughout the project. Bria Mann, from the construction team, shared that completion is expected within 2 to 3 weeks, with the target date of completion on August 30th. Regarding the installation of fiber into homes, a question was raised about the manpower required to service the 500+ homes in the community. They will be providing a timeline for the installation process, including the additional manpower that will be allocated to Stevens Plantation. Additionally, they will send a flyer to the association manager for approval before distributing it to all homeowners.

- b) **Vacant Board Position:** The board held a secret vote to determine who would be appointed to the vacant board position. Burris Walker received the majority of votes. George Mathis made a motion to appoint Burris Walker to fill the vacant board position. Anthony Lopez seconded the motion. All were in favor.

New Business

- a) **Covenant Enforcement:** Tim Sangiovanni motion to approve sending account number 109004430 to the attorney's office for covenant enforcement for the outstanding violations. Darline Valcin seconded the motion. All were in favor.
- b) **Community Website:** The board of directors were presented with the Ruby website contract but has postponed any decision. They would like to schedule a Zoom meeting with the IT department at Leland Management to review the community website options.
- c) **CPA Engagement Letter:** Darline Valcin made a motion to accept the 2024 CPA engagement letter presented by Joseph Michalak. Tim Sangiovanni seconded the motion. All were in favor.
- d) **ARB Committee Member Position:** Darline Valcin made a motion to appoint Joop Katana to fill the ARB committee member position. Anthony Lopez seconded the motion. All were in favor.
- e) **Annual Meeting - Online Voting Software:** Darline Valcin made a motion to discontinue using the HOAst voting website for the upcoming annual elections due to a historically low turnout of only 3 to 5% with online voting. Tim Sangiovanni seconded the motion. All were in favor. The board will reconsider the use of online voting in the future.

Next Meeting

The Budget Meeting has been scheduled for Tuesday, October 1, 2024, at 7:00 p.m.

Adjournment

Darline Valcin made a motion to adjourn the meeting at 8:16 p.m. Tim Sangiovanni seconded the motion. All were in favor.