



**SHORES AT STILLWATER
COMMUNITY DEVELOPMENT
DISTRICT**

**SARASOTA COUNTY
REGULAR BOARD MEETING
MARCH 16, 2026
11:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.reaganlandingcdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

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AGENDA
SHORES AT STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
501 N. Cattlemen Road, Suite 106
Sarasota, Florida 34232
REGULAR BOARD MEETING
March 16, 2026
11:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 17, 2026 Organizational Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-28 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 15
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-03-06

Subcategory
Miscellaneous Notices

SHORES AT STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 MEETING SCHEDULE

The Board of Supervisors of the Shores at Stillwater Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at 501 N. Cattlemen Road, Suite 106, Sarasota, Florida 34232, at 11:00 a.m. unless otherwise indicated as follows:

March 16, 2026

April 20, 2026

May 18, 2026

June 15, 2026

July 20, 2026

August 17, 2026

September 21, 2026

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Special District Services, Inc. or by calling (561) 630-4922.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Michelle Krizen District Manager
Special District Services, Inc.

SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT
www.shoresatstillwatercdd.org
Pub: March 6, 2026; #12127478

**SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ORGANIZATIONAL MEETING
FEBRUARY 17, 2026**

A. CALL TO ORDER

The February 17, 2026, Organizational Meeting of the Shores at Stillwater Community Development District (the “District”) to order at 1:05 p.m. in the Talon Preserve Amenity Center located at 6321 Talon Preserve Drive, Nokomis, Florida 34275.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Organizational Meeting had been published in *Fort Myers News Press* on January 21, 2026, and January 28, 2026, as legally required.

C. SEAT NEW BOARD MEMBERS (FROM LANDOWNERS’ MEETING)

D. ADMINISTER OATHS OF OFFICE

E. REVIEW BOARD MEMBERS RESPONSIBILITIES AND DUTIES

F. DISCUSSION REGARDING REQUIRED ETHICS TRAINING

G. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Steve Platke, Christopher Pereira, Lindsay Clark, Patrick Holmes and Alexander Burseth

Also in attendance were: District Manager Michelle Krizen of Special District Services, Inc.; District Counsel Alyssa Willson of Kutak Rock, LLP; District Engineer Strickland Smith; Bond Counsel Steve Sanford; Investment Banker Jon Kessler; and Trustee Robert Hedgecock of U.S. Bank.

Also present were the following:

Naomi Robertson via phone

Scott Brooks via phone

James Candela of Special District Services, Inc. (via phone)

Stefan Molnar of Special District Services, Inc.

H. CONSIDER RESOLUTION NO. 2026-01 – CANVASSING AND CERTIFYING RESULTS OF LANDOWNERS’ ELECTION OF SUPERVISORS

1. Consider Resolution No. 2025-01 Designating Officers of the District

Resolution No. 2026-01 was presented, entitled:

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT 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

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously adopting Resolution No. 2026-01, as presented.

I. CONSIDER RESOLUTION NO. 2026-02 – DESIGNATING OFFICERS

Resolution No. 2026-02 was presented, entitled:

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

Chairman:	Steve Platke
Vice Chairman:	Christopher Pereira
Secretary:	Michelle Krizen
Treasurer/Assistant Treasurer:	Michelle Krizen/Todd Wodraska
Assistant Secretaries:	Lindsay Clark, Patrick Holmes and Alexander Burseth\

A **motion** was made by Mr. Platke, seconded by Ms. Pereira and passed unanimously adopting Resolution 2026-02, as presented.

J. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

K. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

L. HIRING OF CONSULTANTS/PROFESSIONALS

- 1. Consider Appointment of District Manager – Special District Services, Inc.**
- 2. Consider Appointment of District General Counsel – Kutak Rock**
- 3. Consider Appointment of Interim District Engineer – Heidt Design**
- 4. Consider Appointment of Investment Banker – FMS**

5. Consider Appointment of Trustee – Greenberg Traurig
6. Consider Appointment of Bond Counsel – U.S. Bank

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously approving the above Item L 1 through 6, as presented.

M. POLICIES/PROCEDURES

1. Consider Resolution No. 2026-03 Designating a Registered Agent and Primary Administrative Office

Resolution 2026-03 was presented, entitled:

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

Kutak Rock was recommended.

2. Consider Resolution 2026-04 Ratifying, Confirming and Approving the Recording of the Notice of Establishment

Resolution No. 2026-04 was presented, entitled:

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE RECORDING OF THE NOTICE OF ESTABLISHMENT FOR THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT.

3. Consider Resolution No. 2026-05 Designating Local Records Office

Resolution No. 2026-05 was presented, entitled:

RESOLUTION 2026-05

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

The Offices of Pulte at 501 N. Cattlemen Road, Suite 106, Sarasota, Florida 34232 was recommended.

4. Consider Resolution No. 2026-06 Adopting Records Retention Policy

Resolution No. 2026-06 was presented, entitled:

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Option 2 was chosen by the Board.

5. Consider Resolution No. 2026-07 Designating a Public Comment Period

Resolution No. 2026-07 was presented, entitled:

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

6. Consider Resolution No. 2026-08 Adopting Legal Defense Policy

Resolution No. 2026-08 was presented, entitled:

RESOLUTION 2026-08

A RESOLUTION SETTING FORTH THE POLICY OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS, DISTRICT OFFICERS, AND RETAINED STAFF; AND PROVIDING FOR AN EFFECTIVE DATE.

7. Consider Resolution No. 2026-09 Authorizing Chairman to Execute Plats, Permits and Conveyances

Resolution No. 2026-09 was presented, entitled:

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON, OR IF CHAIRPERSON IS UNAVAILABLE, THE VICE CHAIRPERSON, THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

8. Consider Resolution No. 2026-10 Adopting Alternative Investment Guidelines

Resolution No. 2026-10 was presented, entitled:

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; PROVIDING AUTHORIZATION FOR INVESTMENT DECISIONS; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

9. Consider Resolution No. 2026-11 Adopting Prompt Payment Policy

Resolution No. 2026-11 was presented, entitled:

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

10. Consider Resolution No. 2026-12 Approving Statewide Mutual Aid Agreement

Resolution No. 2026-12 was presented, entitled:

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT, SARASOTA COUNTY, STATE OF FLORIDA, APPROVING THE FLORIDA

STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

11. Consider Resolution No. 2026-13 Adopting Travel Reimbursement Policy

Resolution No. 2026-13 was presented, entitled:

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY FOR REIMBURSEMENT OF DISTRICT TRAVEL EXPENSES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously adopting the above Items M-1 through M-11, as presented.

N. DISTRICT BUSINESS

- 1. Authorization to Issue RFQ for Engineering Services**
- 2. Authorization to Issue RFP for Auditing Services**
- 3. Designation of Board of Supervisors as Audit Committee**
- 4. Consider Authorization to Obtain General Liability and Public Officers Insurance**

A **motion** was made by Mr. Platke, seconded by Mr. Periera and passed unanimously approving the above Items N-1 through N-4, as presented.

- 5. Consider Resolution No. 2026-14 Setting the FY 2025/2026 Regular Meeting Schedule and Location**

Resolution No. 2026-14 was presented, entitled:

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously adopting Resolution No. 2026-14, as presented, setting the meeting schedule for the third Monday of each month at 11:00 a.m. at the Offices of Pulte located at 501 N. Cattlemen Road, Suite 106, Sarasota, Florida 34232.

- 6. Consider Resolution No. 2026-15 Setting Public Hearing on the Rules of Procedure**

Resolution No. 2026-15 was presented, entitled:

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

The Board chose April 20, 2026, for the Public Hearing date.

7. Consider Resolution No. 2026-16 Designating a Qualified Public Depository

Resolution No. 2026-16 was presented, entitled:

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.

The Board chose Seacoast Bank as the District's public depository.

8. Consider Resolution No. 2026-17 Establishing CDD Checking Account Signers

Resolution No. 2026-17 was presented, entitled:

RESOLUTION NO. 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

The following signatories were chosen by the Board: Todd Wodraska, Jason Pierman, Patricia LasCasas, Michelle Krizen and Steve Platke.

9. Consider Resolution No. 2026-18 Adopting Internal Control Policy

Resolution No. 2026-18 was presented, entitled:

RESOLUTION 2026-18

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

10. Consider Resolution No. 2026-19 – Adopting Goals and Objectives

Resolution No. 2026-19 was presented, entitled:

RESOLUTION 2026-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

11. Consider Resolution No. 2026-20 Authorizing the Disbursement of Funds

Resolution No. 2026-20 was presented, entitled:

RESOLUTION 2026-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously adopting the above Items N-6 through N-11, as presented.

12. Memorandum to District Manager Regarding E-Verify Requirements

13. Consider Resolution No. 2026-21 – Authorizing Direct Purchase of Materials

Resolution No. 2026-21 was presented, entitled:

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A DIRECT PURCHASING AGENT AND RELATED WORK AUTHORIZATION; APPROVING THE FORM OF A PURCHASE REQUISITION REQUEST; APPROVING THE FORM OF A PURCHASE ORDER; APPROVING THE FORM OF A CERTIFICATE OF ENTITLEMENT; AUTHORIZING THE PURCHASE OF INSURANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

14. Consider Resolution No. 2026-22 Approving Proposed FY 2025/2026 Annual Budget and Setting a Public Hearing Date for Final Adoption

Resolution No. 2026-22 was presented, entitled:

RESOLUTION 2026-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025/2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

The Board decided to set the Public Hearing date for the Fiscal Year 2025/2026 Budget for May 18, 2026.

A **motion** was then made by Mr. Platke, seconded by Mr. Pereira and passed unanimously approving/adopting the above Items N-12 through N-14, as presented.

15. Consider Budget Funding Agreement for Fiscal Year 2025/2026

16. Consider Resolution No. 2026-23 – Setting Public Hearing for Intent to Use the Uniform Method of Collection

Resolution No. 2026-23 was presented, entitled:

RESOLUTION 2026-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632,

FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

The Board decided to set the Public Hearing regarding the District's Intent to Use the Uniformed Method of Collection for April 20, 2026.

17. Consider Resolution No. 2026-24 – Adopting Compensation for Board Members

Resolution No. 2026-24 was presented, entitled:

RESOLUTION 2026-24

A RESOLUTION OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT PROVIDING A POLICY FOR COMPENSATION OF BOARD MEMBERS.

A **motion** was then made by Mr. Platke, seconded by Mr. Pereira and passed unanimously approving/adopting the above Items N-15 through N-17, as presented.

O. BOND RELATED PROCEEDINGS

1. Consider Bond Financing Team Funding Agreement

2. Consider Acquisition Agreement

It was explained that this was tied to the Engineer's Report and allows for the District to purchase from the developer.

3. Consider Preliminary Engineer's Report

Mr. Stickland presented the Preliminary Engineer's Report and noted that the infrastructure was to be financed by the District and includes the sewer, water and water management system. The cost is approximately \$11,000,000.

4. Consider Master Special Assessment Methodology Report

Mr. Candela presented the Master Special Assessment Methodology Report and noted that the Engineer's Report was used to break down and allocate the debt.

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously approving the above Items O-1 through O-4, as presented.

5. Consider Resolution No. 2026-25 Authorizing the Issuance of Bonds

Resolution No. 2026-25 was presented, entitled:

RESOLUTION NO. 2026-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$14,000,000 AGGREGATE PRINCIPAL AMOUNT OF SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION, CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; WATER AND SEWER FACILITIES AND ALL RELATED SOFT AND INCIDENTAL COSTS (COLLECTIVELY, THE “PROJECT”), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; APPROVING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND A SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), SARASOTA COUNTY, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

Mr. Sanford advised that this would start the bond validation process and approves the Master Trust Indenture and the Supplemental Trust Indenture is a supplemental form.

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously adopting Resolution No. 2026-25, as presented.

6. Consider Resolution No. 2026-26 Declaring Assessments

Resolution No. 2026-26 was presented, entitled:

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INITIAL DISTRICT AREA PHASE I INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE

MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

It was explained that this was the first step in the process to levy assessments.

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously adopting Resolution 2026-26, as presented.

7. Consider Resolution No. 2026-27 – Setting Public Hearing on Assessments

Resolution No. 2026-27 was presented, entitled:

RESOLUTION 2026-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON April 20, 2026, AT 11:00 A.M., FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

A **motion** was made by Mr. Platke, seconded by Mr. Pereira and passed unanimously adopting Resolution No. 2026-27, as presented, setting the Public Hearing for April 20, 2026.

P. ADMINISTRATIVE MATTERS

There were no administrative matters to come before the Board.

Q. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

R. ADJOURNMENT

There being no further business to come before the Board, the February 17, 2026, Organizational Meeting was adjourned at 1:54 p.m. on a **motion** made by Mr. Platke, seconded by Mr. Pereira and passed unanimously.

Chairperson

Secretary

RESOLUTION 2026-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Shores at Stillwater Community Development District (“**District**”) the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2026
TIME: ____:____.M.
LOCATION: _____

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF March, 2026.

ATTEST:

SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Shores at Stillwater
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2026/2027 BUDGET
O&M Assessments	66,157
Developer Contribution	0
Developer Funding	139,125
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 205,282
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	30,000
Legal	25,000
Assessment Roll	4,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	25,000
Miscellaneous	2,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,000
Website Management & ADA Compliance	2,500
Dissemination Services	2,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 109,125
Maintenance Expenditures	
Engineering/Inspections	20,000
Lake Bank Maintenance	10,000
Preserve Maintenance	0
Pipe Inspection/Maintenance	0
Miscellaneous Maintenance	0
Maintenance/Contingency	0
Total Maintenance Expenditures	\$ 30,000
TOTAL EXPENDITURES	\$ 139,125
REVENUES LESS EXPENDITURES	\$ 66,157
Bond Payments	0
BALANCE	\$ 66,157
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ 66,157

Note: If District Were On The Assessment Roll - O&M Rate Would Be \$276 (255 Units)

DETAILED PROPOSED BUDGET
SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	66,157	To Be Collected At Closings
Developer Contribution	0	66,157	0	
Developer Funding	0	0	139,125	Developer Funding For Expenditures That Exceed \$276 O&M Rate
Debt Assessments	0	0	0	
Interest Income	1	0	0	
TOTAL REVENUES	\$ 1	\$ 66,157	\$ 205,282	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Payroll Taxes (Employer)	0	0	0	
Management	0	17,500	30,000	\$2,500 X 12 Months
Legal	0	16,000	25,000	
Assessment Roll	0	4,000	4,000	No Change From 2025/2026 Budget
Audit Fees	0	0	4,000	Will Commence In Fiscal Year 2026/2027 (For 2025/2026 Audit)
Arbitrage Rebate Fee	0	0	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	5,000	6,000	Insurance Estimate
Legal Advertisements	0	15,000	25,000	
Miscellaneous	0	2,332	2,500	
Postage	0	300	300	No Change From 2025/2026 Budget
Office Supplies	0	1,200	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	4,000	Will Commence In Fiscal Year Following Issuing Of Bond
Website Management & ADA Compliance	0	1,750	2,500	\$250 X 12 Months
Dissemination Services	0	0	2,500	Required By Underwriter
Continuing Disclosure Fee	0	0	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ -	\$ 63,257	\$ 109,125	
Maintenance Expenditures				
Engineering/Inspections	2,708	2,000	20,000	
Lake Bank Maintenance	0	100	10,000	
Preserve Maintenance	0	100	0	
Pipe Inspection/Maintenance	0	100	0	
Miscellaneous Maintenance	0	100	0	
Maintenance/Contingency	0	500	0	
Total Maintenance Expenditures	\$ 2,708	\$ 2,900	\$ 30,000	
TOTAL EXPENDITURES	\$ 2,708	\$ 66,157	\$ 139,125	
REVENUES LESS EXPENDITURES	\$ (2,707)	\$ -	\$ 66,157	
Bond Payments	0	0	0	
BALANCE	\$ (2,707)	\$ -	\$ 66,157	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ (2,707)	\$ -	\$ 66,157	

Note: If District Were On The Assessment Roll - O&M Rate Would Be \$276 (255 Units)