



STEVENS PLANTATION RESIDENTIAL OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTOR MEETING

Tuesday, April 7, 2026

Leland Management – Conference Room

1001 Exchange Place, Unit 111, St. Cloud, FL 34769

MEETING MINUTES

Call to order

Tim Sangiovanni called the meeting to order at 7:02 p.m.

Establish Quorum

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

Anthony Lopez made a motion to approve the Board Meeting Minutes from December 2, 2025, as presented. Tim Sangiovanni seconded the motion. All were in favor.

Open Forum

- A resident inquired about the community standards for lighting around the house.

Old Business -None

New Business

- Covenant Enforcement – Attorney Demand:** Darline Valcin made a motion to send the account number 1090028701 to the attorney office for covenant enforcement related matters. Tim Sangiovanni seconded the motion. All were in favor.
- MRTA – Marketable Record Title Act:** Per the Florida Statute 720.3032 the Stevens Plantation Residential Owners Association governing documents will be to be refiled with the Clerk of Courts office in 2034.
- Violation Appeal:** Darline Valcin made a motion to deny the owner's appeal regarding the violation for account number 10900160611. The owner was not present at the meeting, and management will follow up with the owner. Tim Sangiovanni, seconded the motion. All were in favor.

- d) **Architectural Appeal:** Darline Valcin made a motion to approve the exterior painting request for account number 1090031501. Anthony Lopez seconded the motion. All were in favor.
- e) **Flock Security System:** Darline Valcin made a motion to approve the invoice for Flock Safety for a one-year term. The board president has confirmed the contract. Anthony Lopez seconded the motion. All were in favor.
- f) **Board Member Attendance:** Tim Sangiovanni made a motion to establish a procedure requiring all board members to attend at least 60% of meetings each year. Failure to meet this requirement would result in removal from their position and the seat being declared vacant. Daline Valcin seconded the motion. All were in favor.
- g) **Architectural Liaison:** Darline Valcin made a motion to appoint Tim Sangiovanni as the Architectural Liaison for the community. Anthony Lopez seconded the motion. All were in favor.
- h) **Board Vacancy – Deemed Abandonment of Seat Due to Delinquency:** The Board discussed the status of Director George Mathis due to being more than ninety (90) days delinquent in payment of a monetary obligation to the Association. Pursuant to Florida Statute 720.306(9)(b), a director who is more than ninety (90) days delinquent is deemed to have abandoned their seat, creating a vacancy. Darline Valcin made a motion to acknowledge that George Mathis’ Board seat is deemed abandoned and vacant due to the delinquency. The motion was seconded by Tim Sangiovanni. All were in favor, and the motion carried unanimously.

Next Meeting

The Board Meeting has been scheduled for Tuesday, June 2, at 7:00 p.m.

Adjournment

Darline Valcin made a motion to adjourn the meeting at 7:49 p.m. Tim Sangiovanni seconded the motion. All were in favor.