

**MINUTES OF MEETING
NORTHLAKE STEWARDSHIP DISTRICT**

The Board of Supervisors of the Northlake Stewardship District held a Regular Meeting on June 18, 2025 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219.

Present:

Steve Cerven
Roger Aman
Taylor Falkner
Scott Falkner

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Michelle Rigoni (via telephone)
Jeb Mulock (via telephone)
Gary Miller
Martin Frame (via telephone)
K.C. Coulthart

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
David Weekley Homes
David Weekley Homes
E.T. MacKenzie

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 5:26 p.m. Supervisors Cerven, Scott Falkner, Taylor Falkner and Aman were present. Supervisor A. John Falkner was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-09, Approving Proposed Budget(s) for Fiscal Year 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

Ms. Cerbone presented Resolution 2025-09. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. She noted that some of the platted

areas have not shown up on the tax roll. Once that occurs, the on-roll and off-roll assessments will be adjusted to reflect the most up-to-date figures; as more units transition to on roll, the “Tax collector” fee will increase.

The following changes were made:

Page 1, “Tax collector”: Increase \$7,644 to \$15,000

Page 6: Add “Tax collector” line item for \$500

Page 13: Add “Tax collector” line item for \$18,000

Ms. Rigoni discussed Resolution 2025-14, which declares the special assessments.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, Resolution 2025-09, Approving Proposed Budget(s) for Fiscal Year 2026, as amended; Setting a Public Hearing Thereon for August 20, 2025 at 5:00 p.m., or immediately following the adjournment of Aviary at Rutland Ranch Community Development District meeting, at 6102 162nd Avenue E., Parrish, Florida 34219, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

- **Consideration of Resolution 2025-14, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2026 Pursuant to Chapter 2022-248, Laws of Florida; Setting Public Hearing; Addressing Publication; Addressing Severability; and Providing an Effective Date**

This item, previously the Eighth Order of Business, was presented out of order.

Ms. Cerbone presented Resolution 2025-14 and read the title. She discussed the benefit to declaring special assessments in this way and publishing the notice of special assessments.

On MOTION by Mr. Scott Falkner and seconded by Mr. Cerven, with all in favor, Resolution 2025-14, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2026 Pursuant to Chapter 2022-248, Laws of Florida; Setting Public Hearing for August 20, 2025 at 5:00 p.m., or immediately following the adjournment of Aviary at Rutland Ranch Community Development District meeting, at 6102 162nd Avenue E., Parrish, Florida 34219; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

**Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date**

Ms. Cerbone presented Resolution 2025-10.

On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Authorizing Acquisition of Mulholland
Roadway and Related Improvements**

Mr. Cerven discussed the status of Mulholland Roadway and the related improvements and noted that, before the road can be conveyed to the County, it must be conveyed to the District. There is already an Acquisition Agreement in place and the District already acquired the utilities and conveyed those utilities to the County. The same needs to occur for some of the other improvements related to the Mulholland Roadway.

Ms. Rigoni stated that, while construction is currently underway, by this action, the Board is authorizing acquisition, in advance of completion and in anticipation of proceeding through the acquisition process upon completion of the improvements.

Ms. Rigoni stated that these improvements will generate impact fee credits but the credits generated will not be in an equivalent value to the total cost of the improvements. At the time the District entered into the Acquisition Agreement, the Agreement anticipated that the District would assign over the impact fee credits generated as long as the value of the improvements acquired is above and beyond what the District is paying for the improvements as well as the impact fee credits generated. In order to ensure that the balance that the District is getting is more than the value of the improvements that the District is paying for, plus the impact fee credits to be calculated at a later time, Mr. Cerven worked to provide the acquisition number that is much higher to account for both of those components of the price.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, acquisition of Mulholland Roadway and Related Improvements, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Mr. Cerven and seconded by Ms. Falkner, with all in favor, Resolution 2025-12, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Electing Officer (s) of the District and Providing for an Effective Date [Chris Conti]

Ms. Cerbone presented Resolution 2025-13. The sole purpose of this Resolution is to add Chris Conti as an Assistant Secretary. All prior appointments by the Board remain unaffected by this Resolution.

On MOTION by Mr. Cerven and seconded by Ms. Falkner, with all in favor, Resolution 2025-13, Electing Officer(s) of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-14, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2026 Pursuant to Chapter 2022-248, Laws of Florida; Setting Public Hearing; Addressing Publication; Addressing Severability; and Providing an Effective Date

This item was presented following the Third Order of Business.

NINTH ORDER OF BUSINESS**Approval of Minutes****A. May 19, 2025 Public Meeting**

The following changes were made:

Page 1, "Present": Add "Karen Wilson"

Page 1, "Present": Add "Jeb Mulock" and "District Engineer"

B. May 28, 2025 Regular Meeting

The following change was made:

Line 24: Insert "Hill" after "Dean" and "Cardel Homes"

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the May 19, 2025 Public Meeting Minutes and the May 28, 2025 Regular Meeting Minutes, both as amended, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: ZNS Engineering, L.C.

There were no District Counsel or District Engineer reports.

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

- **0 Registered Voters in District as of April 15, 2025**
- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **Goals & Objectives Reporting**
- **Hardcopy Agendas vs Tablets**
- **UPCOMING MEETINGS**
 - **August 20, 2025 at 5:00 PM**
 - **September 17, 2025 at 5:00 PM**
- **QUORUM CHECK**

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cerven and seconded by Ms. Falkner, with all in favor, the meeting adjourned at 5:58 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair