

**MINUTES OF MEETING  
NORTHLAKE STEWARDSHIP DISTRICT**

The Board of Supervisors of the Northlake Stewardship District held a Continued Public Hearing and Regular Meeting on September 17, 2025 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219.

**Present:**

Steve Cerven  
A. John Falkner  
Roger Aman  
Scott Falkner

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Cindy Cerbone  
Chris Conti  
Michelle Rigoni (via telephone)  
Brad Jeffers (via telephone)

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel  
CCMC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 5:00 p.m. Supervisors Cerven, Scott Falkner, A. John Falkner and Aman were present. Supervisor Taylor Falkner was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Continued Public Hearing to Hear  
Comments and Objections on the  
Imposition of Maintenance and Operation  
Assessments to Fund the Budget for Fiscal  
Year 2025/2026, Pursuant to Florida Law**

Ms. Cerbone explained why it was necessary to continue the Public Hearing.

<p><b>On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Public Hearing reconvened.</b></p>
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- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

The above items were included for informational purposes.

No affected property owners or members of the public spoke.

**On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, the Public Hearing closed.**

- C. Consideration of Resolution 2025-17, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date [ANNUAL ASSESSMENT RESOLUTION]**

Ms. Cerbone stated that Resolution 2025-17 was adopted at the last meeting.

The Board confirmed no adjustment or amendment to same was necessary based on lack of public comment.

**FOURTH ORDER OF BUSINESS**

**Consideration of FY2026 Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2026 Funding Agreement.

**On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Fiscal Year 2026 Funding Agreement, in substantial form, was approved.**

**FIFTH ORDER OF BUSINESS**

**Ratification of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a License Agreement**

Ms. Cerbone presented the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a License Agreement. This is related to the Series 2025 Pod C1 bonds. Exhibit B will be updated to reflect Wrathell, Hunt and Associates, LLC, as the District Manager, with the correct address and contact person, rather than JP Ward & Associates, LLC.

**On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a License Agreement, in substantial form, was ratified.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2025**

**On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of August 20, 2025 Public Hearings and Regular Meeting Minutes**

**On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the August 20, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**EIGHTH 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**

- **Property Insurance on Vertical Assets**

Ms. Cerbone stated property insurance will be acquired when necessary.

- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

- **NEXT MEETING DATE: October 15, 2025 at 5:00 PM**

- **QUORUM CHECK**

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.


**ELEVENTH ORDER OF BUSINESS**


**Adjournment**

**On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in favor, the meeting adjourned at 5:16 p.m.**

NORTHLAKE STEWARDSHIP DISTRICT

September 17, 2025

  
Secretary/Assistant Secretary

  
Chair/Vice Chair