

**MINUTES OF MEETING
NORTHLAKE STEWARDSHIP DISTRICT**

The Board of Supervisors of the Northlake Stewardship District held a Regular Meeting on October 28, 2025 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219.

Present:

Steve Cerven
A. John Falkner
Roger Aman
Scott Falkner
Taylor Falkner

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Michelle Rigoni (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 5:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Form of Maintenance Agreement with Manatee County Regarding ROW (portion of Mulholland ROW previously authorized for acquisition, associated with Pod B)

Ms. Rigoni presented the Form of Maintenance Agreement with Manatee County. This is related to the portion of Mulholland ROW improvements that the District will convey to the County, a portion of which was part of the Pod B Project. This is the County's Form of Agreement, but District Counsel will perform a detailed review and work out the final details before it is executed.

<p>On MOTION by Mr. Scott Falkner and seconded by Ms. Taylor Falkner, with all in favor, the Form of Maintenance Agreement with Manatee County Regarding Right-of-Way (ROW) portion of Mulholland ROW previously authorized for</p>
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acquisition, associated with Pod B, in substantial form, and authorizing the Chair to work with District Counsel to finalize the Agreement and have it executed outside of a Regular Meeting, subject to ratification at a future meeting, was approved.

FOURTH ORDER OF BUSINESS**Pod A Items**

Mr. Cerven discussed a subsequent bond issuance related to Pod A that is being contemplated and the infrastructure that would likely be constructed with the bond proceeds.

A. Consideration of SK Rye Road LLC Construction Funding Agreement [Rye Ranch Pod A 2026 Project]

B. Consider Authorization of RFP for Mulholland Road Extension Phase 2A Project

I. Form of Notice of RFP

II. Consideration of Evaluation Criteria

Mr. Cerven presented the Request for Proposals (RFP) for the Mulholland Road Extension Phase 2A Project and the Evaluation Criteria and discussed a timeline for advertising the RFP and awarding the contract.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the SK Rye Road LLC Construction Funding Agreement related to the Rye Ranch Pod A 2026 Project, in substantial form, and authorizing the Chair to work with District Counsel to finalize the Agreement and, if possible and/or necessary, have it executed outside of a Regular Meeting and ratified at a future meeting, was approved.

On MOTION by Mr. Cerven and seconded by Ms. Taylor Falkner, with all in favor, the RFP for the Mulholland Road Extension Phase 2A Project, in substantial form, and the Evaluation Criteria, in final form, were approved.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2025**

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Approval of September 17, 2025, Continued Public Hearing and Regular Meeting Minutes**

Ms. Cerbone noted that, although the hard copy agendas do not contain the most recent version of the minutes, the electronic agenda has the version containing District Counsel's edits. As the Board has access to the electronic agenda, they can consider that version of the minutes.

On MOTION by Mr. Scott Falkner and seconded by Mr. Cerven, with all in favor, the September 17, 2025, Continued Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH 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: November 19, 2025 at 5:00 PM**

- **QUORUM CHECK**

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

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cerven and seconded by Ms. Taylor Falkner, with all in favor, the meeting adjourned at 5:36 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair