

NORTHLAKE

STEWARDSHIP DISTRICT

November 19, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

NORTHLAKE

STEWARDSHIP DISTRICT

AGENDA

LETTER

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 12, 2025

Board of Supervisors
Northlake Stewardship District

Dear Board Members:

The Board of Supervisors of the Northlake Stewardship District will hold a Regular Meeting on November 19, 2025 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Pod A Items
 - A. Consider Authorization of Legacy Preserve Phase 3C Master Improvements Project
 - I. Form of Notice of RFP
 - II. Schedule
 - III. Consideration of Evaluation Criteria
 - B. Update: RFP Mulholland Road Extension Phase 2A Project
4. Consideration of Resolution 2026-01, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date **[November 3, 2026] – [Seats 1, 2 & 3]**
5. Acceptance of Unaudited Financial Statements as of October 31, 2025
6. Approval of October 28, 2025, Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *ZNS Engineering, L.C.*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

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

- Property Insurance on Vertical Assets
- Form 1 Submission and Ethics Training
- NEXT MEETING DATE: December 17, 2025 at 5:00 PM

○ QUORUM CHECK

SEAT 1	STEPHEN J CERVEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	A JOHN FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SCOTT FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROGER AMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TAYLOR FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

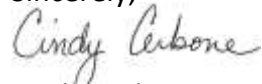
8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 354 2519

NORTHLAKE

STEWARDSHIP DISTRICT

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NORTHLAKE

STEWARDSHIP DISTRICT

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NORTHLAKE

STEWARDSHIP DISTRICT

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NORTHLAKE STEWARDSHIP DISTRICT
REQUEST FOR PROPOSALS FOR
POD A LEGACY PRESERVE PHASE 3C IMPROVEMENTS PROJECT
MANATEE COUNTY, FLORIDA

Notice is hereby given that the Northlake Stewardship District (“**District**”) will receive proposals for the following project (“**Project**”):

PROJECT CONSTRUCTION SITE WORK FOR POD A LEGACY PRESERVE PHASE 3C IMPROVEMENTS

The Project will require contractors to provide for the construction, labor, materials, and equipment necessary to construct all work, or a portion thereof, necessary for a proposed Pod A Legacy Preserve Phase 3C Project Improvements, which may include but not be limited to earthwork, stormwater management, utilities, and roadway, as more particularly described in the Project Manual (defined herein) and in accordance with the plans and specifications therein.

The “**Project Manual**”, consisting of the proposal package and other materials, will be available for public inspection and may be obtained beginning [REDACTED], 2026, at [REDACTED] a/p.m. (EST), by email request only sent to Chris Conti at contic@whhassociates.com (“**District Manager**”). The District reserves the right in its sole discretion to make changes to the Project Manual up until the Response Deadline (defined herein), and to provide notice of such changes only to those respondents who have provided their contact information to the District via e-mail to the District Manager at contic@whhassociates.com.

There will be an **optional pre-proposal conference** on [REDACTED], 2026, at [REDACTED] a/p.m. (EST) **via Microsoft Teams only, by dialing: +1 850-739-5596, 592789818#, Phone conference ID: 592 789 818#, (audio-only option).** Please contact the District Manager at contic@whhassociates.com with email copy to Jeb Mulock (District Engineer) at jebm@znseng.com for video participation option and/or to request further assistance in accessing or participating in the optional pre-proposal conference via Microsoft Teams at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this optional pre-proposal conference meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager and District Engineer at least forty-eight (48) hours in advance so that arrangements may be made.

The District reserves the right to reject any and all proposals, make modifications to the work, award the RFP and contract in whole or in part with or without cause, provide for contracting of and the delivery of the project in phases, and waive minor or technical irregularities in any proposal if it determines in its discretion that it is in the District’s best interests to do so.

A notice of protest of the Project Manual, or any component thereof, must be filed with the District within 72 hours (excluding Saturdays, Sundays, and state holidays) after this advertisement is published. All protest must be submitted together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. A formal written protest must be filed with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was timely filed. The formal written protest shall state with particularity the facts and law upon which the protest is based. Filing will be perfected and deemed to have occurred upon receipt by the District Manager. In the event the protest is successful, the protest bond shall be refunded to the protestor. In

the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of any right to object to or protest under Rule 3.11 of the District's Rules of Procedure, Chapter 2022-248, *Laws of Florida*, and other law.

Firms desiring to respond to the District's request for proposals for the Project must submit one (1) original, seven (7) hardcopies and one (1) PDF electronic copy on a flash drive of the firm's proposal along with a proposal bond ("**Proposal Guaranty**") in the amount of ten-thousand dollars (\$10,000.00) as specified in the Project Manual no later than : a/p.m. (EST) on , 2026, to the offices of ZNS Engineering located at 1023 Manatee Avenue West, Bradenton, Florida 34205 ("**Response Deadline**"). Proposals must be in the form provided in the Project Manual and submitted in a sealed envelope, marked with "RESPONSE TO RFP – LEGACY PRESERVE PHASE 3A – NORTHLAKE SD." Proposals will be opened at the time and date stipulated below; the District reserves the right to return unopened to a respondent any proposal received after the Response Deadline. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. Each proposal must remain binding for a minimum of 120 days after the Response Deadline.

Proposals will be evaluated in accordance with the evaluation criteria included in the Project Manual. Notwithstanding the foregoing, please note that proposals received from firms failing to meet the following minimum qualifications will not be considered or evaluated:

- (i) hold all required applicable state professional license in good standing;
- (ii) hold all required applicable federal licenses in good standing, if any;
- (iii) proposer is authorized to do business in the State of Florida;
- (iv) Proposer has constructed three (3) project improvements similar in quality and scope of this Project with a minimum of \$15,000,000 in each of such project cost within the last three (3) years;
- (v) Proposer will have minimum bonding capacity of \$30,000,000 from a surety company acceptable to the District;
- (vi) Proposer has at least three (3) years of experience in Manatee County within the last five (5) years;

Proposers are hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a surety acceptable to the District, in accordance with section 255.05, *Florida Statutes*.

All questions regarding the Project Manual or this project shall be directed via email only to the District Manager at contic@whhassociates.com with email copies to Jeb Mulock (District Engineer) at jebm@znseng.com and Michelle Rigoni (District Counsel) at michelle.rigoni@kutakrock.com. No phone inquiries will be accepted. **All questions must be received no later than : a/p.m. (EST) on , 2026, to be considered.**

Notice of Public Meeting for Proposal Opening

A public meeting to open proposals will be held on , 2026, at : a/p.m. (EST) at the offices of ZNS Engineering located at 1023 Manatee Avenue West, Bradenton, Florida 34205. No official action of the District's Board of Supervisors ("Board") will be taken at this meeting, it is held for the limited

purpose of opening the proposals. The proposal opening meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Cindy Cerbone, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

NORTHLAKE

STEWARDSHIP DISTRICT

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REQUEST FOR PROPOSAL SCHEDULE¹

Northlake Stewardship District POD A LEGACY PRESERVE PHASE 3C IMPROVEMENTS PROJECT MANATEE COUNTY, FLORIDA

* November 19, 2025	Solicitation for Request for Proposal authorized by District Board
* January 1, 2026 or earlier	Notice of Solicitation for Request for Proposal published
* _____, 2026	Project manual available for distribution – 9:00 a.m. via email to Chris Conti at contic@whhassociates.com with email copies to Jeb Mulock at jebm@znseng.com and Michelle Rigoni at michelle.rigoni@kutakrock.com
* _____, 2026	Optional pre-proposal meeting– 2:00 p.m. via Microsoft Teams
* _____, 2026	Questions submitted to District – 10:00 a.m. via email to Chris Conti at contic@whhassociates.com email copies to Jeb Mulock at jebm@znseng.com and Michelle Rigoni at michelle.rigoni@kutakrock.com
* _____, 2026	Response to questions, by District by 3:00 p.m. to all proposers registered to receive project information, via addendum to be issued electronically from Chris Conti at contic@whhassociates.com email copies to Jeb Mulock at jebm@znseng.com and Michelle Rigoni at michelle.rigoni@kutakrock.com
* February 1, 2026	PROPOSALS DUE – 9:00 a.m. to the office of ZNS Engineering at 1023 Manatee Avenue West, Bradenton, Florida 34205
* February 1, 2026	Proposal Opening Meeting – 9:15 a.m. at office of ZNS Engineering at 1023 Manatee Avenue West, Bradenton, Florida 34205
* February 18, 2026	District Board Meeting to Review, Rank, and Award Proposal – 5:30 p.m. at 6102 162nd Avenue E, Parrish, Florida 34219
* March 2026	Anticipated Contract Execution and Notice to Proceed to be issued after bond closing and work to commence after

¹ NOTE – Final schedule is subject to change based on staff's review of the project scope and anticipated project implementation timeline. Final schedule and the notices will be in accordance with the District's Rules of Procedure. Interested parties are strongly encouraged to contact the District Manager's office at contic@whhassociates.com to obtain the final schedule and any related documents. All times reflected are EST.

NORTHLAKE

STEWARDSHIP DISTRICT

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NORTHLAKE STEWARDSHIP DISTRICT
Request for Proposals for Pod A Legacy Preserve Phase 3C Improvements Project

EVALUATION CRITERIA

1. Personnel. (15 Points)

Geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to appropriately staff and manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience. (20 Points)

Past record and experience of the respondent with the District or District members, experience with similar projects, and/or experience with other special districts and/or units of government; volume of work previously performed by the firm; character, integrity, reputation, of respondent, etc.

3. Understanding of Scope of Work. (10 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Financial Capability. (10 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity, necessary to complete the services required.

5. Price. (25 Total Points)

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor's fee) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's proposal and the low proposal.

10 Points are allocated for the reasonableness of unit prices and balance of proposal.

6. Schedule. (20 Total Points)

Points available for schedule will be allocated as follows:

5 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's timeline and the most expedited construction schedule.

15 Points will be allocated based on the Proposer's ability to credibly complete the project within the Proposer's schedule without a premium cost for accelerated work and demonstrate on-time performance. These points will also take into account the demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates and the delivery approach outlined in the Project Manual.

NORTHLAKE

STEWARDSHIP DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Northlake Stewardship District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 2022-248, Laws of Florida, being situated within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday after the first Monday in November, which shall be noticed pursuant to Chapter 2022-248(5), Laws of Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTHLAKE STEWARDSHIP DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Stephen J. Cerven	November 2026
2	A. John Falkner	November 2026
3	Scott Falkner	November 2026
4	Roger Aman	November 2028
5	Taylor Falkner	November 2028

This year, Seat 1, currently held by Stephen J. Cerven, Seat 2, currently held by A. John Falkner, and Seat 3, currently held by Scott Falkner, are subject to election by landowners on November 3, 2026. The three candidates shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon termination of the current Supervisor seat.

2. **LANDOWNERS' ELECTION.** In accordance with Chapter 2022-248(5), Laws of Florida, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2026, at _____ .m. at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Chapter 2022-248(5), Laws of Florida.

4. **FORMS.** Pursuant to 2022-248(5), Laws of Florida, the landowners' meeting and election has been announced by the Board at its November 19, 2025 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

5. **SEVERABILITY.** 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.

6. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November, 2025.

Attest:

NORTHLAKE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE
NORTHLAKE STEWARDSHIP DISTRICT**

Notice is hereby given to the public and all landowners within Northlake Stewardship District (the “**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 25,626 acres, located within Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. [Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.]

DATE: Tuesday, November 3, 2026
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager’s Office”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
NORTHLAKE STEWARDSHIP DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 3, 2026**

TIME: _____ .M.

LOCATION: _____

Pursuant to Chapter 2022-248(5)(2)(b), Laws of Florida, after the Northlake Stewardship District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Chapter 2022-248(5)(2)(b), Laws of Florida.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. Each candidate shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon termination of the current applicable seat.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**NORTHLAKE STEWARDSHIP DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Northlake Stewardship District to be held at the offices of

_____, on Tuesday, November 3, 2026, at _____ .m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

By: _____
Title: _____

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: * Pursuant to Chapter 2022-248(5)(2)(b), Laws of Florida, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**NORTHLAKE STEWARDSHIP DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The three (3) candidates will each receive a four (4) year term, with the term of office for each successful candidate commencing upon termination of the current applicable seat.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Northlake Stewardship District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT NUMBER	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

NORTHLAKE

STEWARDSHIP DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**NORTHLAKE
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025**

**NORTHLAKE
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	General Fund	Special Revenue Fund (POD A)	Special Revenue Fund POD B-AA1 (B1)	Special Revenue Fund POD C	Debt Service Fund	Debt Service Fund 2023 POD A	Debt Service Fund 2023 POD B-AA1(B1)	Debt Service Fund 2025 POD C1	Capital Projects Fund 2023 POD A	Capital Projects Fund 2023 POD B-AA1(B1)	Capital Projects Fund 2023 POD C	Capital Projects Fund 2025 POD C1	Total Governmental Funds
ASSETS													
Cash*	\$ 352,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,427
Investments													
Revenue	-	-	-	-	-	434,626	322,398	-	-	-	-	-	757,024
Reserve	-	-	-	-	-	677,842	447,320	1,125,677	-	-	-	-	2,250,839
Prepayment	-	-	-	-	-	18,323	-	-	-	-	-	-	18,323
Capitalized interest	-	-	-	-	-	-	-	642,058	-	-	-	-	642,058
Construction	-	-	-	-	-	-	-	-	228,477	2,547,994	-	13,049,990	15,826,461
Cost of issuance	-	-	-	-	-	-	-	6,781	-	-	-	-	6,781
Due from General fund	-	3,558	2,004	-	-	-	-	-	-	-	-	-	5,562
Due from: Rye Ranch, LLC.	-	-	-	-	5,261	-	-	-	-	198	-	-	5,459
Due from: Lennar - Pod B-AA1 (B1)	-	-	-	-	-	-	-	-	-	3,158	-	-	3,158
Due from: David Weekly Homes	-	-	-	1,083	-	-	-	-	-	-	-	-	1,083
Due from: SRF Pod C	1,625	-	-	-	-	-	-	-	-	-	-	-	1,625
Due from other	-	-	-	-	-	-	-	-	1,896	-	-	-	1,896
Total assets	<u>\$ 354,052</u>	<u>\$ 3,558</u>	<u>\$ 2,004</u>	<u>\$ 1,083</u>	<u>\$ 5,261</u>	<u>\$ 1,130,791</u>	<u>\$ 769,718</u>	<u>\$ 1,774,516</u>	<u>\$ 230,373</u>	<u>\$ 2,551,350</u>	<u>\$ -</u>	<u>\$ 13,049,990</u>	<u>\$ 19,872,696</u>
LIABILITIES AND FUND BALANCES													
Liabilities:													
Accounts payable	\$ 2,784	\$ -	\$ -	\$ -	\$ 5,261	\$ -	\$ -	\$ -	\$ -	\$ 198	\$ -	\$ -	\$ 8,243
Contracts payable	-	-	-	-	-	-	-	-	9,150	7,690	229	-	17,069
Due to: Rye Ranch, LLC.	-	-	-	-	36,404	-	13,634	-	-	1,331	-	-	51,369
Due to: Kolter Pod A	716	-	-	-	-	-	-	-	32,132	-	-	-	32,848
Due to: general fund	-	-	-	1,625	-	-	-	-	-	-	-	-	1,625
Due to capital projects fund - POD A	1,896	-	-	-	-	-	-	-	-	-	-	-	1,896
Due to: SRF Pod A	3,558	-	-	-	-	-	-	-	-	-	-	-	3,558
Due to: SRF Pod B-AA1 (B1)	2,004	-	-	-	-	-	-	-	-	-	-	-	2,004
Landowner advance	12,000	-	-	-	-	-	-	-	-	-	-	-	12,000
Total liabilities	<u>22,958</u>	<u>-</u>	<u>-</u>	<u>1,625</u>	<u>41,665</u>	<u>-</u>	<u>13,634</u>	<u>-</u>	<u>41,282</u>	<u>9,219</u>	<u>229</u>	<u>-</u>	<u>130,612</u>
DEFERRED INFLOWS OF RESOURCES													
Defered revenue	\$ -	\$ -	\$ -	\$ 1,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,158	\$ -	\$ -	\$ 4,241
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,083</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,158</u>	<u>-</u>	<u>-</u>	<u>4,241</u>
Fund balances:													
Restricted													
Debt service	\$ -	\$ -	\$ -	\$ -	\$ (36,404)	\$ 1,130,791	\$ 756,084	\$ 1,774,516	\$ -	\$ -	\$ -	\$ -	\$ 3,624,987
Capital projects	-	-	-	-	-	-	-	-	189,091	2,538,973	(229)	13,049,990	15,777,825
Unassigned	331,094	3,558	2,004	(1,625)	-	-	-	-	-	-	-	-	335,031
Total fund balances	<u>331,094</u>	<u>3,558</u>	<u>2,004</u>	<u>(1,625)</u>	<u>(36,404)</u>	<u>1,130,791</u>	<u>756,084</u>	<u>1,774,516</u>	<u>189,091</u>	<u>2,538,973</u>	<u>(229)</u>	<u>13,049,990</u>	<u>19,737,843</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 354,052</u>	<u>\$ 3,558</u>	<u>\$ 2,004</u>	<u>\$ 1,083</u>	<u>\$ 5,261</u>	<u>\$ 1,130,791</u>	<u>\$ 769,718</u>	<u>\$ 1,774,516</u>	<u>\$ 230,373</u>	<u>\$ 2,551,350</u>	<u>\$ -</u>	<u>\$ 13,049,990</u>	<u>\$ 19,872,696</u>
Total liabilities and fund balances	<u>\$ 354,052</u>	<u>\$ 3,558</u>	<u>\$ 2,004</u>	<u>\$ 1,083</u>	<u>\$ 5,261</u>	<u>\$ 1,130,791</u>	<u>\$ 769,718</u>	<u>\$ 1,774,516</u>	<u>\$ 230,373</u>	<u>\$ 2,551,350</u>	<u>\$ -</u>	<u>\$ 13,049,990</u>	<u>\$ 19,872,696</u>

*The bank statement was not received in time for financial statement preparation.

**NORTHLAKE
STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 392,742	0%
Assessment levy: off-roll - Pod A	-	-	54,937	0%
Assessment levy: off-roll - Pod B2	-	-	8,932	0%
Assessment levy: off-roll - Pod C1	-	-	23,084	0%
Assessment levy: off-roll - Pod C2	-	-	10,767	0%
Total revenues	-	-	490,462	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	4,000	48,000	8%
Legal	-	-	40,000	0%
Engineering	-	-	10,000	0%
Audit	-	-	6,000	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	6,500	0%
Annual special district fee	175	175	175	100%
Insurance	11,465	11,465	12,668	91%
Contingencies/bank charges	-	-	1,750	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Tax collector	-	-	12,273	0%
Total professional & administrative	15,699	15,699	139,481	11%
Field operations				
Field operations management	-	-	4,000	0%
Field operations accounting	-	-	2,500	0%
Wetland & environmental monitoring, mtce	-	-	3,190	0%
Landscape & irrigation maintenance	-	-	232,870	0%
Streetlights	-	-	48,383	0%
Utilities	-	-	9,570	0%
Other maintenance	-	-	7,018	0%
Property insurance	-	-	7,500	0%
Other	-	-	35,950	0%
Total field operations	-	-	350,981	0%
Total expenditures	15,699	15,699	490,462	3%
Excess/(deficiency) of revenues over/(under) expenditures	(15,699)	(15,699)	-	
Fund balances - beginning	346,793	346,793	291,189	
Working capital	-	-	137,742	
Disaster recovery	-	-	100,000	
Stormwater reporting	-	-	10,000	
Contingency maintenance	-	-	43,447	
Fund balances - ending	\$ 331,094	\$ 331,094	\$ 291,189	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND FUND: POD A
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ -	\$ 14,710	0%
Total revenues	-	-	14,710	0%
EXPENDITURES				
Professional & administrative				
Debt service fund accounting	-	-	5,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	-	-	1,000	0%
EMMA software service	-	-	1,500	0%
Trustee	-	-	5,500	0%
Tax collector	-	-	460	0%
Total expenditures	-	-	14,710	0%
Net increase/(decrease) of fund balance	-	-	-	
Fund balance - beginning (unaudited)	3,558	3,558	-	
Fund balance - ending (projected)	<u>\$ 3,558</u>	<u>\$ 3,558</u>	<u>\$ -</u>	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND: POD B-AA1 (B1)
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ -	\$ 9,033	0%
Total revenues	-	-	9,033	0%
EXPENDITURES				
Professional & administrative				
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	-	-	1,000	0%
EMMA Software service	-	-	1,500	0%
Trustee	-	-	5,500	0%
Tax collector	-	-	282	0%
Total expenditures	-	-	9,032	0%
Net increase/(decrease) of fund balance	-	-	1	
Fund balance - beginning (unaudited)	2,004	2,004	-	
Fund balance - ending (projected)	<u>\$ 2,004</u>	<u>\$ 2,004</u>	<u>\$ 1</u>	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND: POD C
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ -	\$ 14,250	0%
Total revenues	-	-	14,250	0%
EXPENDITURES				
Debt service fund accounting**	458	458	5,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	83	1,000	8%
EMMA Software service	-	-	1,500	0%
Trustee	-	-	5,500	0%
Total expenditures	541	541	14,250	4%
Excess/(deficiency) of revenues over/(under) expenditures	(541)	(541)	-	
Fund balance - beginning (unaudited)	(1,084)	(1,084)	-	
Fund balance - ending (projected)	<u>\$ (1,625)</u>	<u>\$ (1,625)</u>	<u>\$ -</u>	

**This expense will be realized when bonds are issued.

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Developer contribution	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Cost of issuance	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balance - beginning	(36,404)	(36,404)
Fund balance - ending	<u>\$ (36,404)</u>	<u>\$ (36,404)</u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: 2023 POD A PROJECT AREA
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ -	\$ 696,049	N/A
Interest	3,562	3,562	-	N/A
Total revenues	3,562	3,562	696,049	1%
EXPENDITURES				
Principal	-	-	110,000	0%
Interest	-	-	568,826	0%
Total debt service	-	-	678,826	0%
Other fees & charges				
Tax collector	-	-	21,752	
Total other fees and charges	-	-	21,752	0%
Total expenditures	-	-	700,578	0%
Excess/(deficiency) of revenues over/(under) expenditures	3,562	3,562	(4,529)	
Fund balances - beginning	1,127,229	1,127,229	1,015,050	
Fund balances - ending	<u>\$ 1,130,791</u>	<u>\$ 1,130,791</u>	<u>\$ 1,010,521</u>	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: 2023 POD B-AA1 (B1)
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	-	-	\$ 460,284	N/A
Interest	2,425	2,425	-	N/A
Total revenues	<u>2,425</u>	<u>2,425</u>	<u>460,284</u>	1%
EXPENDITURES				
Principal	-	-	90,000	0%
Interest	-	-	352,050	0%
Total debt service	<u>-</u>	<u>-</u>	<u>442,050</u>	0%
Other fees & charges				
Tax collector	-	-	14,384	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>14,384</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>456,434</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,425	2,425	3,850	
Fund balances - beginning	753,659	753,659	738,758	
Fund balances - ending	<u>\$ 756,084</u>	<u>\$ 756,084</u>	<u>\$ 742,608</u>	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: 2025 POD C1
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6,033	\$ 6,033
Total revenues	<u>6,033</u>	<u>6,033</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,033	6,033
Fund balances - beginning	1,768,483	1,768,483
Fund balances - ending	<u><u>\$ 1,774,516</u></u>	<u><u>\$ 1,774,516</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2023 POD A PROJECT AREA
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 705	\$ 705
Total revenues	<u>705</u>	<u>705</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	705	705
Fund balances - beginning	188,386	188,386
Fund balances - ending	<u><u>\$ 189,091</u></u>	<u><u>\$ 189,091</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2023 POD B-AA1 (B1)
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 8,027	\$ 8,027
Total revenues	<u>8,027</u>	<u>8,027</u>
EXPENDITURES		
Construction costs	<u>3,158</u>	<u>3,158</u>
Total expenditures	<u>3,158</u>	<u>3,158</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,869	4,869
Beginning fund balance	<u>2,534,104</u>	<u>2,534,104</u>
Ending fund balance	<u><u>\$ 2,538,973</u></u>	<u><u>\$ 2,538,973</u></u>

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2023 POD C PROJECT AREA
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	-	-
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	-	-
 Beginning fund balance	<u>(229)</u>	<u>(229)</u>
Ending fund balance	<u><u>\$ (229)</u></u>	<u><u>\$ (229)</u></u>

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2025 POD C1
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 44,455	\$ 44,455
Total revenues	<u>44,455</u>	<u>44,455</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	44,455	44,455
Beginning fund balance	<u>13,005,535</u>	<u>13,005,535</u>
Ending fund balance	<u><u>\$ 13,049,990</u></u>	<u><u>\$ 13,049,990</u></u>

NORTHLAKE

STEWARDSHIP DISTRICT

MINUTES

DRAFT
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	Chair
A. John Falkner	Vice Chair
Roger Aman	Assistant Secretary
Scott Falkner	Assistant Secretary
Taylor Falkner	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via telephone)	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.

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

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.

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Secretary/Assistant Secretary

Chair/Vice Chair

NORTHLAKE

STEWARDSHIP DISTRICT

STAFF

REPORTS

NORTHLAKE STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
6102 162nd Avenue E, Parrish, Florida 34219		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025 <i>rescheduled to October 28, 2025</i>	Regular Meeting	5:00 PM*
October 28, 2025	Regular Meeting	5:00 PM*
November 19, 2025	Regular Meeting	5:00 PM*
December 17, 2025	Regular Meeting	5:00 PM*
January 21, 2026	Regular Meeting	5:00 PM*
February 18, 2026	Regular Meeting	5:00 PM*
March 18, 2026	Regular Meeting	5:00 PM*
April 15, 2026	Regular Meeting	5:00 PM*
May 20, 2026	Regular Meeting	5:00 PM*
June 17, 2026	Regular Meeting	5:00 PM*
July 15, 2026	Regular Meeting	5:00 PM*
August 19, 2026	Regular Meeting	5:00 PM*
September 16, 2026	Regular Meeting	5:00 PM*
*Meetings will occur at 5:00 PM, or immediately following the adjournment of Aviairy at Rutland Ranch Community Development District meetings		