

**MINUTES OF MEETING
NORTHLAKE STEWARDSHIP DISTRICT**

The Board of Supervisors of the Northlake Stewardship District held a Regular Meeting on November 19, 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
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. Supervisors Cerven, A. John Falkner, Aman and Taylor Falkner, were present. Supervisor Scott Falkner was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Pod A Items

A. Consider Authorization of Legacy Preserve Phase 3C Master Improvements Project

Ms. Cerbone stated the purpose of this item is to obtain Board approval for Staff to work with the Chair and District Engineer to develop a project manual and advertise the Request for Proposals (RFP). The Evaluation Criteria is the same as used with other RFPs.

I. Form of Notice of RFP

II. Schedule

III. Consideration of Evaluation Criteria

Mr. Cerven stated that, as with prior RFPs, going through this process does not commit the Board to anything in terms of accepting any of the bids received. Regarding funding, Mr. Cerven discussed the subsequent bond issuance related to Pod A. A portion of the proceeds are anticipated to be used to fund the Phase 3C Master Improvements and the Mulholland Road Extension Phase 2A Project and possibly other projects. The actions today do not authorize or approve any bond issuances; this is just authorizing this RFP to commence at some time, once ready.

On MOTION by Mr. Aman and seconded by Mr. Cerven, with all in favor, authorizing the Chair and District Staff to develop and advertise a Request for Proposals (RFP) for the Legacy Preserve Phase 3C Master Improvements Project, and accepting the Evaluation Criteria, in final form, were approved.

B. Update: RFP Mulholland Road Extension Phase 2A Project

Mr. Cerven stated that the RFP is active.

FOURTH ORDER OF BUSINESS

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]

Ms. Cerbone stated that Seats 1, 2 and 3, currently held by Steve Cerven, A. John Falkner and Scott Falkner, respectively, will be up for election at the Landowners' election.

This item was deferred.

Mr. A. John Falkner stepped out of the meeting.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

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

SIXTH ORDER OF BUSINESS**Approval of October 28, 2025, Regular Meeting Minutes**

Mr. A. John Falkner returned to the meeting.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the October 28, 2025, 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**
 - **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: December 17, 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. Falkner, with all in favor, the meeting adjourned at 5:18 p.m.

NORTHLAKE STEWARDSHIP DISTRICT

November 19, 2025



Secretary/Assistant Secretary



Chair/Vice Chair