

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
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<https://northlakesd.net/>

May 6, 2026

Board of Supervisors
Northlake Stewardship District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Northlake Stewardship District will hold a Regular Meeting on May 13, 2026 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. Consideration of Pod B Financing Items
 - A. Resolution 2026-03, Setting Forth the Specific Terms of the Northlake Stewardship District's Special Assessment Bonds, Series 2026 (Rye Ranch Pod B – Assessment Area Two); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing The Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; And Providing for Conflicts, Severability and an Effective Date
 - B. Supplemental Disclosure of Public Financing
 - C. Supplemental Notice of Series 2026 Assessments for Pod B (*for information purposes*)
4. Consideration of Pod A Financing Items
 - A. Supplemental Engineer's Report (Legacy Preserve Pod A 2026 Project)
 - B. Legacy Preserve Pod A Assessment Area Two 2026 Project Second Supplemental Special Assessment Methodology Report
 - C. Resolution 2026-04 [Delegation Resolution]
 - D. Bond Authorization Letter

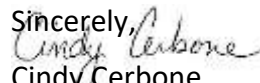
5. Consideration of Acquisition of Landscape and Irrigation Improvements (Mulholland Road)
 6. Consideration of Cepra Landscape, LLC Landscape Services Agreement
 7. Consideration of Koncept Carma, Inc., Addendum to Proposal for Street Sweeping Services
 8. Consideration of Sunscape Landscape Program Management Agreement
 9. Consideration of Resolution 2026-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Providing for an Effective Date [to include Pod C Debt Service]
 10. Acceptance of Unaudited Financial Statements as of March 31, 2026
 11. Approval of February 18, 2026 Regular Meeting Minutes
 12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *ZNS Engineering, L.C.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 189 Registered Voters in District as of April 15, 2026
 - UPCOMING MEETINGS:
 - May 20, 2026 at 5:00 PM
 - June 17, 2026 at 5:00 PM [*Presentation of FY2027 Proposed Budget*]
 - 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
 - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
13. Board Members' Comments/Requests

14. Public Comments

15. 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