MINUTES OF MEETING
NORTHLAKE STEWARDSHIP DISTRICT

The Board of Supervisors of the Northlake Stewardship District held a Regular Meeting on May 13, 2026 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
Scott Falkner	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via telephone)	District Counsel
Jeb Mulock (via telephone)	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 5:38 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **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

Ms. Rigoni presented Resolution 2026-03, which accomplishes the following:

- Supplements the previously adopted Master Assessment Resolution for the Pod B Area.
- Provides the specific terms of the Pod B 2026 Bonds.
- It considers the steps taken to date and adopts the final versions of the Supplemental Engineer's Report and the Supplemental Assessment Methodology Report.
- Provides in the Exhibits the maturities and coupons, rate of the bond, sources and uses of funds for the bonds, and the annual debt service on the bonds.
- Allocates the Series 2026 Pod B assessments and provides for collection of the assessments.
- Provides for impact fee credits, if any, from the District's financed improvements will be taken care of later via a separate agreement.
- Provides for the prepayment of assessments consistent with the Master Assessment Resolution.
- Provides for the true-up payments if necessary.

- **Exhibit A: Engineer's Report**

Mr. Cerven discussed the Master Engineer's Report for the Pod B Project and the location of the Pod B Project area. This Report was presented in detail at the last meeting.

- **Exhibit B: Assessment Report**

Ms. Cerbone presented the Rye Ranch Pod B 2026 Project Final Second Supplemental Special Assessment Methodology Report. She reviewed Tables 1 through 6, detailing the Pod B Assessment Area Two Development Plan, Pod B Assessment Area Two Pod B Rye Ranch 2026 Project Costs, Sources and Uses of Funds Pod B Assessment Area Two, Pod B Assessment Area Two Benefit Allocation, Pod B Assessment Area Two Cost Allocation, and Series 2026 Bond Assessments Apportionment. She noted the following:

- The Rye Ranch Pod B Assessment Area Two area is expected to contain 219 platted lots, comprised of 78 40', 115 50' and 26 60' single-family lots.
- The annual debt assessments are $1,419.13 on the 40' units, $1,773.91 on the 50' units, and $2,128.69 on the 60' units.

- **Exhibit C: Legal Description of the Assessment Area**
- **Comp. Exhibit D: Maturities and Coupon of Bonds Sources and Uses of Funds for Bonds Annual Debt Service Payment Due on Bonds**

These items were included for informational purposes.

On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in favor, 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, was adopted.

B. Supplemental Disclosure of Public Financing

Ms. Rigoni presented the Supplemental Disclosure of Public Financing; this one is specific to the Rye Ranch Pod B Assessment Area Two Project.

On MOTION by Mr. Cerven and seconded by Ms. Falkner, with all in favor, Supplemental Disclosure of Public Financing, was approved.

C. Supplemental Notice of Series 2026 Assessments for Pod B (for information purposes)

Ms. Rigoni presented the Supplemental Notice of Series 2026 Assessments for Pod B. This is part of Resolution 2026-03 and is included here for informational purposes.

FOURTH ORDER OF BUSINESS **Consider Acquisition of Landscape and Irrigation Improvements [Mulholland Road] (to be provided at meeting)**

Mr. Cerven discussed acquisition of the Landscape and Irrigation Improvements for Mulholland Road and the associated documents.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, authorizing the acquisition of the Landscape and Irrigation Improvements for Mulholland Road and the associated documents, and for the Chair to execute documents, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Cepra Landscape, LLC Landscape Services Agreement (to be provided at meeting)**

Mr. Cerven distributed and presented the Cepra Landscape, LLC Landscape Services (Cepra) Agreement. This is to have a contract in place to maintain the landscaping once the District acquires the landscaping.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Cepra Landscape, LLC Landscape Services Agreement, in substantial form, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Koncept Carma, Inc., Addendum to Proposal for Street Sweeping Services**

Mr. Cerven presented the Koncept Carma, Inc., Addendum to Proposal for Street Sweeping Services.

On MOTION by Mr. Cerven and seconded by Ms. Falkner, with all in favor, the Koncept Carma, Inc., Addendum to Proposal for Street Sweeping Services, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, Amending Resolution 2025-16, Relating to the District's Annual Appropriations and Annual Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Addressing Conflicts, Severability, and an Effective Date**

Mr. Conti presented Resolution 2026-06 and read the title. The Amendment is necessary to add in the POD C-AA1 (C1) bond issuance.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, Resolution 2026-06, Amending Resolution 2025-16, Relating to the District's Annual Appropriations and Annual Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Addressing Conflicts, Severability, and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Cerven and seconded by Ms. Falkner, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

NINTH ORDER OF BUSINESS **Approval of February 18, 2026 Regular Meeting Minutes**

On MOTION by Mr. Scott Falkner and seconded by Mr. Cerven, with all in favor, the February 18, 2026 Regular Meeting Minutes, as presented, were approved.

TENTH 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 staff reports.

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**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

ELEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Scott Falkner and seconded by Mr. Aman, with all in favor, the meeting adjourned at 6:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair