

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
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June 10, 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 June 17, 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 Resolution 2026-05, Authorizing Request for Qualifications for Prequalified Contractors for District Landscape and Irrigation Maintenance Services; Approving Pre-Qualification Criteria and Package; Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Resolution 2026-07, Ratifying, Confirming, and Approving the Sale of the Northlake Stewardship District Special Assessment Bonds, Series 2025 (Rye Ranch Pod C1 – Assessment Area One); Ratifying, Confirming and Approving the Actions of the CDD Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Northlake Stewardship District Special Assessment Bonds, Series 2025 (Rye Ranch Pod C1 – Assessment Area One); and Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2026-08, Ratifying, Confirming, and Approving the Sale of the Northlake Stewardship District Special Assessment Bonds, Series 2026 (Rye Ranch Pod B – Assessment Area Two); Ratifying, Confirming and Approving the Actions of the CDD Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Northlake Stewardship District Special Assessment Bonds, Series 2026 (Rye Ranch Pod B – Assessment Area Two); and Determining Such Actions as Being In Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Pod A 2026 Financing Items
 - A. Supplemental Engineer’s Report (Legacy Preserve Pod A 2026 Project)

- B. Pod A Assessment Area Two 2026 Project Second Supplemental Special Assessment Methodology Report
- C. Consideration of Resolution 2026-09, Setting Forth the Specific Terms of the Northlake Stewardship District's Special Assessment Bonds, Series 2026 (Pod A – 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
- D. Consideration of Ancillary Financing Document
 - I. Acquisition Agreement
 - II. Collateral Assignment [SK Rye Road, LLC]
 - III. Completion Agreement [Master Infrastructure Project]
 - IV. Completion Agreement [Pod A Developer Infrastructure Obligations]
 - V. Declaration of Consent
 - VI. Notice of Special Assessments
 - VII. True up Agreement [SK Rye Road, LLC]
- 7. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025
- 8. Consideration of Resolution 2026-11, Approving Proposed Budget(s) for Fiscal Year 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
- 9. Consideration of Resolution 2026-12, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2027 Pursuant to Chapter 2022-248, Laws of Florida; Setting Public Hearing; Addressing Publication; Addressing Severability; and Providing an Effective Date
- 10. Consideration of Resolution 2026-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

- 11. Ratification of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
- 12. Acceptance of Unaudited Financial Statements as of April 30, 2026
- 13. Approval of May 13, 2026 Regular Meeting Minutes
- 14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *ZNS Engineering, L.C.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

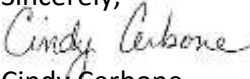
- UPCOMING MEETINGS:
 - July 15, 2026, 2026 at 5:00 PM
 - August 19, 2026 at 5:00 PM
 - QUORUM CHECK

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

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

- 15. Board Members' Comments/Requests
- 16. Public Comments
- 17. 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