

**MINUTES OF MEETING
STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT**

The Board of Supervisors of the Star Farms Village at North Port Stewardship District held a Public Hearing and Regular Meeting on November 6, 2024 at 12:00 p.m., at Forestar, 551 N. Cattlemen Rd., Suite 304, Sarasota, Florida 34232.

Present were:

Mary Moulton	Chair
Martin Fuchs	Assistant Secretary
Ty Vincent	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jonathan Johnson (via telephone)	District Counsel
Sean Crowell	Atwell LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:00 p.m. Supervisors Moulton, Vincent and Fuchs were present. Mr. Adams administered the Oath of Office to Supervisor Vincent before the meeting. Supervisor Camporeale and Supervisor-elect Ratz were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors James Ratz [Seat 3] and Ty Vincent [Seat 5] (the following will also be provided in a separate package)

- A. Update: Required Ethics Training and Form 1 Disclosure Filing**
- B. Membership, Obligations and Responsibilities**
- C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees 2023**
- D. Review of Special Act: Chapter 2024-292 Laws of Florida**
- E. Form 8B: Memorandum of Voting Conflict**

This item was addressed during the First Order of Business.

FOURTH ORDER OF BUSINESS

**Ratification of Resolution 2024-03, Electing
Certain Officers of the District, and
Providing for an Effective Date**

Mr. Adams presented Resolution 2024-03. The slate of officers is as follows:

Chair	Mary Moulton
Vice Chair	Maria Camporeale
Secretary	Chuck Adams
Assistant Secretary	James Ratz
Assistant Secretary	Martin Fuchs
Assistant Secretary	Ty Vincent
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

On MOTION by Mr. Fuchs and seconded by Mr. Vincent, with all in favor, Resolution 2024-03, Electing Certain Officers of the District, and Providing for an Effective Date, was ratified.
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FIFTH ORDER OF BUSINESS

**Public Hearing to Hear Public Comments
and Objections to the Adoption of the
Rules of Procedure, Pursuant to Sections
120.54 and 190.035, Florida Statutes**

A. Affidavits of Publication

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2025-01, Adopting Rules of Procedure; Providing a
Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-01 and the Rules of Procedure.

On MOTION by Mr. Fuchs and seconded by Mr. Vincent, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fuchs and seconded by Mr. Vincent, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fuchs and seconded by Mr. Vincent, with all in favor, Resolution 2025-01, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearings on the Proposed Budgets for Fiscal Year 2023/2024 and Fiscal Year 2024/2025; Amending Resolution 2024-20 to Reset the Hearings Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-02.

On MOTION by Mr. Vincent and seconded by Ms. Moulton, with all in favor, Resolution 2025-02, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearings on the Proposed Budgets for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 to December 4, 2024; Amending Resolution 2024-20 to Reset the Hearings Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

- A. Affidavit of Publication
- B. RFQ Package
- C. Respondent: Atwell, LLC
- D. Competitive Selection Criteria/Ranking
- E. Award of Contract

It was noted that Atwell, LLC was the only respondent; therefore, if the Board wishes, it can proceed with awarding the contract to Atwell, LLC.

On MOTION by Mr. Vincent and seconded by Mr. Fuchs, with all in favor, determining that Atwell, LLC, the sole respondent to the RFQ for Engineering Services, is well-qualified and awarding the Engineering Services Contract to Atwell, LLC, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of the Following Bond
Financing Related Items:**

- A. Bond Counsel Agreement: *Nabors, Giblin & Nickerson, P.A.* [deferred]
- B. Resolution 2025-03, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date [deferred]
- C. Presentation of Master Engineer's Report [deferred]
- D. Presentation of Master Special Assessment Methodology Report [deferred]
- E. Resolution 2025-04, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Infrastructure Improvements whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in which Such Special Assessments Shall be Made; Providing when Such Special Assessments Shall be Paid; Designating Lands Upon which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution [deferred]
- F. Resolution 2025-05, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Star Farms Village at North Port Stewardship District in Accordance with Chapters 170 and 197, Florida Statutes. [deferred]
- G. Resolution 2025-06, Authorizing the Issuance of Not to Exceed [deferred]

These items were deferred.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of September 30, 2024**

On MOTION by Ms. Moulton and seconded by Mr. Fuchs, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

A. September 10, 2024 Landowners' Meeting

On MOTION by Mr. Fuchs and seconded by Mr. Vincent, with all in favor, the September 10, 2024 Landowners' Meeting, as presented, was approved.

B. September 10, 2024 Organizational Meeting

On MOTION by Mr. Fuchs and seconded by Mr. Vincent, with all in favor, the September 10, 2024 Organizational Meeting, as presented, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): Atwell, LLC**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no staff reports.

- **NEXT MEETING DATE: December 4, 2024 at 12:00 PM [Budget Adoption Hearings]**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

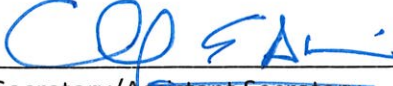
Public Comments

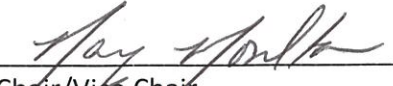
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fuchs and seconded by Mr. Vincent, with all in favor, the meeting adjourned at 12:08 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair