

**STAR FARMS
VILLAGE AT
NORTH PORT
STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS
February 5, 2025
PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

**STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT**

**AGENDA
LETTER**

Star Farms Village at North Port Stewardship District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

January 29, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Star Farms Village at North Port Stewardship District

Dear Board Members:

The Board of Supervisors of the Star Farms Village at North Port Stewardship District will hold Public Hearings and a Regular Meeting on February 5, 2025 at 12:00 p.m., at Forestar, 551 N. Cattlemen Rd., Suite 304, Sarasota, Florida 34232. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor James Ratz [Seat 3] *(the following to 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 2025
 - D. Review of Special Act: Chapter 2024-292 Laws of Florida
 - E. Form 8B: Memorandum of Voting Conflict
4. Ratification of Resolution 2024-03, Electing Certain Officers of the District, and Providing for an Effective Date
5. Acceptance of Resignation of Ty Vincent [Seat 5]
6. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office
7. Consideration of Resolution 2025-09, Electing and Removing Officers of the District and Providing for an Effective Date
8. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Affidavit of Publication
 - B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
9. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
- A. Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
10. Consideration of the Following Bond Financing Related Items:
- A. Nabors, Giblin & Nickerson, P.A. Bond Counsel Agreement
 - B. FMSbonds, Inc. Agreement for Underwriter Services and Rule G-17 Disclosure
 - C. 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
 - D. Presentation of Master Engineer's Report
 - E. Presentation of Master Special Assessment Methodology Report
 - F. 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
 - G. 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
 - H. Resolution 2025-06, Authorizing the Issuance of Not to Exceed

11. Acceptance of Unaudited Financial Statements as of December 31, 2024
12. Approval of November 6, 2024 Public Hearing and Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Atwell, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: March 5, 2025 at 12:00 PM

○ QUORUM CHECK

SEAT 1	MARY MOULTON	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	MARIA CAMPOREALE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	MARTIN FUCHS	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	JAMES RATZ	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5		☐	IN PERSON	☐	PHONE	☐	NO

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

4

RESOLUTION 2024-03

A RESOLUTION OF THE GOVERNING BOARD OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT ELECTING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Star Farms Village at North Port Stewardship District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2024-292, Laws of Florida; and

WHEREAS, the Governing Board of the District desires to elect the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT:

SECTION 1. Mary Moulton is elected Chair.

SECTION 2. Maria Camporeale is elected Vice Chair.

SECTION 3. Chuck Adams is elected Secretary.

James Ratz is elected Assistant Secretary.

Martin Fuchs is elected Assistant Secretary.

Ty Vincent is elected Assistant Secretary.

Craig Wrathell is elected Assistant Secretary.

SECTION 4. Craig Wrathell is elected Treasurer.

Jeff Pinder is elected Assistant Treasurer.

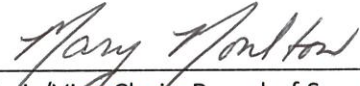
SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of September, 2024.

Attest:

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT**


Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

5

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Star Farms Village at North Port Stewardship District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Ty Vincent
Printed Name

Date: 1/9/2025
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Star Farms Village at North Port Stewardship District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☐ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Signature

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

7

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Star Farms Village at North Port Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2024-292, Laws of Florida, being situated within Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT THAT:

SECTION 1. The following is elected as Officer of the District effective February 5, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer shall be removed as Officer effective February 5, 2025:

Ty Vincent Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams Secretary

Craig Wrathell Assistant Secretary

Craig Wrathell Treasurer

Jeff Pinder Assistant Treasurer

PASSED AND ADOPTED THIS 5TH DAY OF FEBRUARY, 2025.

ATTEST:

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

8A

Serial Number
25-00090S

Business Observer

Published Weekly
Sarasota, Sarasota County, Florida

COUNTY OF SARASOTA

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Sarasota, Sarasota County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

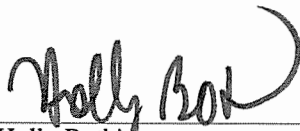
in the matter of Meeting on February 5, 2025 at 12:00pm; Star Farms Village at North Port Stewardship District

in the Court, was published in said newspaper by print in the

issues of 1/17/2025, 1/24/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

24th day of January, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 AND FISCAL YEAR 2024/2025 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Star Farms Village at North Port Stewardship District ("District") will hold public hearings and a regular meeting as follows:

DATE:	February 5, 2025
TIME:	12:00 p.m.
LOCATION:	551 N. Cattlemen Road Suite 304 Sarasota, FL 34232

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (the "2023/2024 Proposed Budget") as well as the proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("2024/2025 Proposed Budget") and, along with the 2023/2024 Proposed Budget, the "Proposed Budgets". A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://wstid.net/>.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

January 17, 24, 2025
District Manager

25-00090S

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

8B

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Star Farms Village at North Port Stewardship District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2024-292, Laws of Florida, and Chapter 189, *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2024-292(6)(4)(c), Laws of Florida and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Chapter 2024-292 and Chapter 189, *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, the Board, by passage of the Annual Appropriation Resolution, is required to adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2024-292(6)(4)(b), Laws of Florida and Section 189.016, *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Star Farms Village at North Port Stewardship District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF FEBRUARY, 2025.

ATTEST:

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
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**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Proposed Budget
REVENUES	
Landowner contribution	\$ 30,374
Total revenues	<u>30,374</u>
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording**	2,000
Legal	15,000
Engineering	2,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	-
Trustee*	-
Debt service fund accounting*	-
Telephone	17
Postage	500
Printing & binding	42
Legal advertising	2,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	750
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>30,374</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Unassigned	-
Fund balance - ending	<u><u>\$ -</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	2,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	-
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee*	-
Debt service fund accounting*	-
Telephone	17
Postage	500
Telephone and fax machine.	
Printing & binding	42
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	2,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 30,374</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

9A

Serial Number
25-00090S

Business Observer

Published Weekly
Sarasota, Sarasota County, Florida

COUNTY OF SARASOTA

STATE OF FLORIDA

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being a Notice of Public Hearing

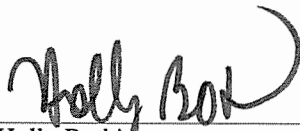
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in the Court, was published in said newspaper by print in the

issues of 1/17/2025, 1/24/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

24th day of January, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 AND FISCAL YEAR 2024/2025 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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DATE:	February 5, 2025
TIME:	12:00 p.m.
LOCATION:	551 N. Cattlemen Road Suite 304 Sarasota, FL 34232

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (the "2023/2024 Proposed Budget") as well as the proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("2024/2025 Proposed Budget") and, along with the 2023/2024 Proposed Budget, the "Proposed Budgets". A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://wstid.net/>.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

January 17, 24, 2025

25-00090S

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

9B

RESOLUTION 2025-08
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Star Farms Village at North Port Stewardship District (“**District**”) prior to July 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2024-292, *Laws of Florida*, and Chapter 189, *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2024-292, *Laws of Florida* and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Chapter 2024-292, *Laws of Florida*, and Chapter 189, *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Chapter 2024-292, *Laws of Florida*, and Chapter 189, *Florida Statutes*, require that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2024-292, *Laws of Florida* and Section 189.016, *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative

figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Star Farms Village at North Port Stewardship District for the Fiscal Year Ending September 30, 2025."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF FEBRUARY, 2025.

ATTEST:

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A: FY 2025 Budget

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
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**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Proposed Budget
REVENUES	
Landowner contribution	\$ 86,540
Total revenues	<u>86,540</u>
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording**	42,000
Legal	25,000
Engineering	2,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	1,500
Trustee*	-
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	7,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	750
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u>86,540</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Unassigned	-
Fund balance - ending	<u><u>\$ -</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	42,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,500
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee*	-
Debt service fund accounting*	-
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	7,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 86,540</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

10A

BOND COUNSEL AGREEMENT

This Bond Counsel Agreement (this "Agreement") is entered into this 5th day of February, 2025, by and between the **STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT** (the "District"), a special-purpose form of local government established pursuant to and governed by Chapter 2024-292, Laws of Florida and Chapter 189, Florida Statutes, as amended, and **NABORS, GIBLIN & NICKERSON, P.A.**, a Florida professional service corporation ("Nabors Giblin").

W I T N E S S E T H:

WHEREAS, the District plans to issue capital improvement revenue bonds (the "Bonds") in one or more series (each, a "Series") to finance the acquisition, construction and equipping of certain assessable capital improvements benefiting residents of the District; and

WHEREAS, the District desires to engage Nabors Giblin as bond counsel in connection with the issuance and sale of the Bonds, on the terms and conditions hereinafter set forth; and

WHEREAS, Nabors Giblin desires to accept engagement as bond counsel for the District in connection with the issuance and sale of the Bonds, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the premises, which shall be deemed an integral part of this Agreement, and of the covenants and agreements herein contained, the District and Nabors Giblin, both intending to be legally bound hereby, agree as follows:

1. BOND COUNSEL.

(a) Duties. Nabors Giblin shall serve as bond counsel to the District in connection with the issuance of the Bonds. The duties of Nabors Giblin as bond counsel shall include the following:

(i) prepare all indentures, including a Master Indenture and Supplemental Indenture(s) with respect to the Bonds, and other documents relating to the Bonds, said duty to be performed in cooperation with the financial advisors and/or underwriters engaged by the District;

(ii) if requested by the District, prepare validation pleadings, including the proposed final judgment, in connection with the validation

of the Bonds and appear as attorneys of record with the District Counsel at the validation hearing;

(iii) review all disclosure documents, including official statements, prepared or authorized by the District insofar as such documents contain descriptions of the Bonds and summaries of contracts or other documents relevant to the Bonds; provided, however, that Nabors Giblin shall have no responsibility for the disclosure documents insofar as such documents describe the financial circumstances of the offering or any other statistical or project data, and provided further, that Nabors Giblin shall have no responsibility to the purchasers of the Bonds for state or federal securities law compliance in connection with the offering of the Bonds;

(iv) review all underwriters' proposals as requested by the District, prepare all closing documents, and attend and be responsible for the closing, as well as attend drafting and informational meetings regarding the Bonds; and

(v) render opinions in written form at the time the Bonds are to be authenticated and delivered, which opinions shall cover the legality of the Bonds and the exemption of the Bonds from federal income taxation.

(b) Fees and Expenses for Services Rendered as Bond Counsel. The District shall pay to Nabors Giblin, as a fee for services rendered pursuant to this Section 1, the sum of \$40,000 per issue for an issue with multiple Series and \$35,000 per issue for an issue with one Series. Such fee shall be paid by the District to Nabors Giblin only from the proceeds derived by the District from the sale of the Bonds and, if the Bonds are not sold, then no fees shall be paid by the District for services rendered pursuant to this Section 1.

The foregoing fee shall include all out-of-pocket expenses incurred by Nabors Giblin in connection with services rendered hereunder, and no other expenses shall be payable by the District in connection with bond counsel services.

2. TERMINATION. This Agreement may be terminated by the District, or by Nabors Giblin, with or without cause, upon fifteen (15) days prior written notice to the other. If the District terminates Nabors Giblin for any reason, then no compensation shall be paid to Nabors Giblin for any services theretofore rendered pursuant to Section 1 of this Agreement.

3. CONSTRUCTION. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida.

IN WITNESS WHEREOF, the District and Nabors Giblin have executed this Agreement as of the date set forth above.

**STAR FARMS VILLAGE AT NORTH
PORT STEWARDSHIP DISTRICT**

By: _____
Chairman/Vice Chairman

NABORS, GIBLIN & NICKERSON, P.A.

By:  _____
Cynthia Wilhelm, Shareholder

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

10B

fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

October 17, 2024

Star Farms Village at North Port Stewardship District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite # 410W
Boca Raton, Florida 33431
Attn: Mr. Craig Wrathell

Re: Agreement for Underwriter Services & Rule G-17 Disclosure

Dear Mr. Wrathell,

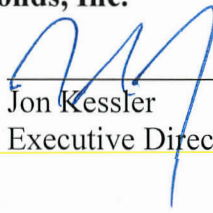
Thank you for the opportunity to work with the Star Farms Village at North Port Stewardship District (the "Issuer") regarding the underwriting of the Issuer's Special Assessment Bonds, Series 2024 and future series of bonds (the "Bonds"). The Issuer and FMSbonds, Inc. ("FMS"), solely in its capacity as underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

We look forward to working with you.

Yours truly,

FMSbonds, Inc.

By: 
Name: Jon Kessler
Title: Executive Director

Agreed to and accepted as of the date first written above:

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT

By: _____
Name: _____
Title: _____

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

ATTACHMENT I

Section 1 Scope of Services of FMS: FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the Issuer on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

Section 2 Terms and Conditions:

1. Underwriter Fee (“Underwriting Fee”). FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall not exceed 2% of the par amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a bond delegation or award resolution approved by the Board and consented to by the Underwriter.
2. Price and Interest Rates: The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the Issuer will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. Bond Purchase Agreement. The obligations of the Underwriter and those of the Issuer would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. Costs of Issuance. The Issuer shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the Issuer.
5. Assumptions. The proposed terms and statements of intention set forth in this attachment are based on information currently available to FMS about the Issuer and the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
 - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the Issuer and the primary landowner and developer;
 - c) the offering memorandum will comply with all applicable laws and regulations;
 - d) there will not be any unanticipated substantial delays on the part of the Issuer in completing the transaction; and
 - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The Issuer agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the Issuer. To assist FMS in the underwriting the Issuer will (a) provide and cause the Issuer's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the Issuer and its advisors and the primary landowner and developer; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of our engagement shall commence as of the date the covering letter is executed by the Issuer and continue in full force and effect unless terminated by either party. In event of termination by the Issuer without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the Bonds.

The engagement contemplated hereby is solely for the benefit of the Issuer and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This engagement contains the entire understanding of the parties relating to the transactions contemplated hereby and supersedes all prior agreements, understandings and negotiations with respect thereto.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a financial advisor or municipal advisor.

ATTACHMENT II

MSRB Rule G-17 Disclosure --- The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the “Underwriter”) and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the ‘Bonds’). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.
- The Underwriter’s primary role is to purchase the Bonds in an arm’s-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter’s compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

10C

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT 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.

WHEREAS, the Star Farms Village at North Port Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2024-292, Law of Florida, and Chapter 189, Florida Statutes; and

WHEREAS, the District pursuant to the provisions of Chapter 2024-292, Law of Florida, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapter 2024-292, Law of Florida, and Chapters 170 and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the "Uniform Method").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2025 at _____ .m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT**

10F

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID 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.

WHEREAS, the Board of Supervisors (the “Board”) of the Star Farms Village at North Port Stewardship District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report*, dated _____, 2024, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2024-292, Laws of Florida (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 2024-292, Laws of Florida, and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated _____, 2024, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$_____ (the "Estimated Cost").
4. The Assessments will defray approximately \$_____, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Sarasota County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated _____, 2024

Exhibit B: Master Special Assessment Methodology Report, dated _____, 2024

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

10G

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2025, AT _____.M. AT _____, 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.

WHEREAS, the Board of Supervisors of the Star Farms Village at North Port Stewardship District (the “Board”) has previously adopted Resolution 2025-04 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID 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.

WHEREAS, in accordance with Resolution 2025-04, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT:

1. There is hereby declared a public hearing to be held at _____.m. on _____, 2025, at _____, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010.

2. Notice of said hearing shall be advertised in accordance with Chapter 2024-292, Laws of Florida, and Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Sarasota County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2024**

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 22,357	\$ 22,357
Total assets	<u>\$ 22,357</u>	<u>\$ 22,357</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 9,312	\$ 9,312
Landowner advance	6,000	6,000
Landowner advance - legal advertising	7,045	7,045
Total liabilities	<u>22,357</u>	<u>22,357</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	8,857	8,857
Total deferred inflows of resources	<u>8,857</u>	<u>8,857</u>
Fund balances:		
Unassigned	(8,857)	(8,857)
Total fund balances	<u>(8,857)</u>	<u>(8,857)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,357</u>	<u>\$ 22,357</u>

**STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 385	\$ 86,540	0%
Total revenues	<u>-</u>	<u>385</u>	<u>86,540</u>	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	6,000	42,000	14%
Legal	557	557	25,000	2%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	1,500	0%
Telephone	16	50	200	25%
Postage	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	-	385	7,500	5%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	750	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>2,615</u>	<u>7,117</u>	<u>86,540</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	(2,615)	(6,732)	-	
Fund balances - beginning	(6,242)	(2,125)	-	
Fund balances - ending	<u>\$ (8,857)</u>	<u>\$ (8,857)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT**

MINUTES

DRAFT
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.**

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.

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Secretary/Assistant Secretary

Chair/Vice Chair

STAR FARMS VILLAGE
AT NORTH PORT
STEWARDSHIP DISTRICT

STAFF
REPORTS

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Offices of Forestar, 551 North Cattlemen Road, Suite 304, Sarasota, Florida 34232</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 6, 2024	Public Hearings & Regular Meeting <i>Adoption of Rules of Procedure</i>	12:00 PM
December 4, 2024 CANCELED	Public Hearings & Regular Meeting <i>Adoption of FY2024 & FY2025 Budgets</i>	12:00 PM
February 5, 2025	Public Hearings & Regular Meeting <i>Adoption of FY2024 & FY2025 Budgets</i>	12:00 PM
March 5, 2025	Regular Meeting	12:00 PM
April 2, 2025	Regular Meeting	12:00 PM
May 7, 2025	Regular Meeting	12:00 PM
June 4, 2025	Regular Meeting	12:00 PM
July 2, 2025	Regular Meeting	12:00 PM
August 6, 2025	Regular Meeting	12:00 PM
September 3, 2025	Regular Meeting	12:00 PM