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, Regular Meeting and Audit Committee Meeting on May 7, 2025 at 12:00 p.m., at Forestar, 551 N. Cattlemen Rd., Suite 304, Sarasota, Florida 34232.

Present:

Mary Moulton	Chair
Maria Camporeale	Vice Chair
Martin Fuchs	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jonathan Johnson (via telephone)	District Counsel
Christian Cotter	Forestar
Brandy Kelley	Forestar
Steven Hart	Forestar

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

Mr. Adams called the meeting to order at 12:06 p.m.

Supervisors Moulton, Camporeale and Fuchs were present. Supervisor Ratz was not present. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

- **Acceptance of Resignation of James Ratz [Seat 3]**

This item was an addition to the agenda.

Mr. Adams presented Mr. Ratz's resignation.

On MOTION by Ms. Moulton and seconded by Mr. Fuchs, with all in favor, the resignation of Mr. James Ratz from Seat 3, was accepted.

THIRD ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026**

Ms. Moulton nominated Steven Hart to fill Seat 5.

No other nominations were made.

On MOTION by Ms. Moulton and seconded by Mr. Fuchs, with all in favor, the appointment of Steven Hart to fill Seat 5, was approved.

Ms. Moulton nominated Brandy Kelley to fill Seat 3. No other nominations were made.

On MOTION by Ms. Moulton and seconded by Ms. Camporeale, with all in favor, the appointment of Brandy Kelley to fill Seat 3, was approved.

- **Administration of Oath of Office to Appointed Supervisors (the following to be provided under separate cover)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Steven Hart and Brandy Kelley. He provided and explained the following:

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

- **Acceptance of Resignation of Martin Fuchs [Seat 4] and Mary Moulton [Seat 1]**

This item was an addition to the agenda.

Mr. Fuchs resigned.

On MOTION by Ms. Moulton and seconded by Ms. Kelley, with all in favor, the resignation of Martin Fuchs from Seat 4, was accepted.

Ms. Moulton resigned.

On MOTION by Ms. Camporeale and seconded by Ms. Kelley, with all in favor, the resignation of Mary Moulton from Seat 1, was accepted.

- **Consider Appointments to Fill Unexpired Terms of Seat 4 and Seat 1; Terms Expire November 2028 and 2026 Respectively**

This item was an addition to the agenda.

Ms. Kelley nominated Evan DeHart to fill Seat 4.

No other nominations were made.

On MOTION by Ms. Kelley and seconded by Mr. Hart, with all in favor, the appointment of Evan DeHart to fill Seat 4, was approved.

Ms. Kelley nominated Christian Cotter to fill Seat 1.

No other nominations were made.

On MOTION by Ms. Kelley and seconded by Ms. Camporeale, with all in favor, the appointment of Christian Cotter to fill Seat 1, was approved.

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Christian Cotter. Mr. Cotter is familiar with the items listed in the Third Order of Business.

The Oath of Office will be administered to Mr. DeHart at or before the next meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-10, Electing Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-10.

Mr. Cotter nominated the following slate:

Christian Cotter	Chair
Maria Camporeale	Vice Chair
Brandy Kelley	Assistant Secretary
Evan DeHart	Assistant Secretary
Steve Hart	Assistant Secretary

This Resolution removes the following Officers from the Board:

Mary Moulton	Chair
James Ratz	Assistant Secretary
Martin Fuchs	Assistant Secretary

The following prior appointments by the Board remain unchanged by this Resolution:

Chesley “Chuck” Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Cotter and seconded by Mr. Fuchs, with all in favor, Resolution 2025-10, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s**

Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

This item was included for informational purposes.

B. Consideration of Resolution 2025-11, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Star Farms Village at North Port Stewardship District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-11. This enables the District to place assessments on the tax bill utilizing the services of the Tax Collector and Property Appraiser when the time comes.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Cotter and seconded by Ms. Camporeale, with all in favor, Resolution 2025-11, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Star Farms Village at North Port Stewardship District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-12. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This will be a Landowner contribution budget, with expenses funded as they are incurred.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 6m 2025 at 12:00 p.m., at 551 N. Cattleman Road, Suite 304, Sarasota, Florida 34232; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-13.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Resolution 2025-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

NINTH ORDER OF BUSINESS **Review of Responses to Request for Proposals (RFP) for Annual Audit Services**

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Adams discussed the qualifications and pricing for each of the respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: $3,400 for the year ended September 30, 2025, and $3,500 for the years ended September 30, 2026 and 2027, plus an additional $1,400 with bond issuance.

II. Carr, Riggs & Ingram

Bid: $6,000, plus up to an additional $6,000 with bond issuance.

III. Grau & Associates

Bid: $3,100 for Fiscal Year 2025, $3,200 for Fiscal Year 2026 and $3,300 for Fiscal Year 2027, plus an additional $1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Each Audit Selection Committee Member completed the Auditor Evaluation Matrix.

Mr. Adams tallied the scores and reported the following overall total scores for each respondent and the ranking:

#1	Grau & Associates	390 Points
#2	Berger, Toombs, Elam, Gaines & Frank	380 Points
#3	Carr, Riggs & Ingram	360 Points

TENTH ORDER OF BUSINESS **Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

On MOTION by Mr. Cotter and seconded by Ms. Camporeale, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

ELEVENTH ORDER OF BUSINESS **Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

> **On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own, and awarding the Annual Audit Services Contract to Grau & Associates, was approved.**

TWELFTH ORDER OF BUSINESS **Update: Financing**

There was nothing to report.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

> **On MOTION by Mr. Cotter and seconded by Ms. Kelley, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.**

FOURTEENTH ORDER OF BUSINESS **Approval of February 5, 2025 Public Hearings and Regular Meeting Minutes**

> **On MOTION by Mr. Cotter and seconded by Ms. Kelley, with all in favor, the February 5, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Atwell, LLC

C. District Manager: Wrathell, Hunt and Associates, LLC

There were no staff reports.

- **NEXT MEETING DATE: June 4, 2025 at 12:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on June 4, 2025, unless canceled.

SIXTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members’ comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Cotter and seconded by Ms. Camporeale, with all in favor, the meeting adjourned at 12:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair