STAR FARMS VILLAGE AT NORTH PORT

STEWARDSHIP DISTRICT

BOARD OF SUPERVISORS

August 6, 2025

PUBLIC HEARING 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

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

July 30, 2025

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 a Public Hearing and Regular Meeting on August 6, 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 to Evan DeHart [Seat 4] *(the following will be provided under separate cover)*
   - A. Required Ethics Training and Disclosure Filing
     - Sample Form 1 2023/Instructions
   - 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 2025-10, Electing Certain Officers of the District, and Providing for an Effective Date

5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
   - A. Affidavit of Publication
   - B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

6. Consideration of Budget Funding Agreement Fiscal Year 2026

7. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

    - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

8. Update: Financing

9. Acceptance of Unaudited Financial Statements as of June 30, 2025

10. Approval of May 7, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes

11. Staff Reports

    A. District Counsel: *Kutak Rock LLP*

    B. *District Engineer: Atwell, LLC*

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

        - 0 (Zero) Registered Voters as of April 15, 2025
        - NEXT MEETING DATE: September 3, 2025 at 12:00 PM
            - QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MARIA CAMPOREALE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	BRANDY KELLEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	EVAN DEHART	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	STEVE HART	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

Sincerely,

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

STAR FARMS VILLAGE AT NORTH PORT

STEWARDSHIP DISTRICT

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STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I, ______________________________, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _________________________________

The foregoing oath was administered before me before me by means of ▢ physical presence or ▢ online notarization on this ___ day of ________________, 202__, by ___________________________________, who personally appeared before me, and is personally known to me or has produced ___________________________ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Star Farms Village at North Port Stewardship District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

____
Notary Public, State of Florida

Print Name: _________________________________

Commission No.: ____________ Expires: _________

MAILING ADDRESS: ☐ Home ☐ Office County of Residence __________________

____________________________________ ______________________ ________________________
Street Phone Fax

_______________________________________ ____
City, State, Zip Email Address

STAR FARMS VILLAGE AT NORTH PORT

STEWARDSHIP DISTRICT

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RESOLUTION 2025-10

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 May 7, 2025:

Christian Cotter is elected Chair

Maria Camporeale is elected Vice Chair

Brandy Kelley is elected Assistant Secretary

Evan DeHart is elected Assistant Secretary

Steve Hart is elected Assistant Secretary

SECTION 2. The following Officer shall be removed as Officer effective May 7, 2025:

Mary Moulton Chair

James Ratz Assistant Secretary

Martin Fuchs 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 7TH DAY OF MAY, 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

5A

Serial Number
25-01377S

Business Observer

Published Weekly
Sarasota, Sarasota County, Florida

COUNTY OF SARASOTA

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on 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 August 6, 2025 at 12:00pm; Star Farms Village at Nor Port Stewardship District

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

issues of 7/18/2025, 7/25/2025

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

25th day of July, 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 2026 PROPOSED BUDGET(S); 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 a public hearing and regular meeting as follows:

DATE:	August 6, 2025
TIME:	12:00 p.m.
LOCATION:	551 N. Cattlemen Road Suite 304 Sarasota, FL 34232

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). 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 Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**") or by visiting the District's website, https://starfarmsvillageatnorthportsd.net/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing 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 hearing 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 hearing 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 hearing 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
July 18, 25, 2025 25-01377S

STAR FARMS VILLAGE AT NORTH PORT

STEWARDSHIP DISTRICT

5B

RESOLUTION 2025-14
[FY 2026 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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), 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, 2025, 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 Statute*s; 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 Statute*s; 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 Statute*s, 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, 2026."

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 2026, 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 2026 or within 60 days following the end of the FY 2026 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 6TH DAY OF AUGUST, 2025.

ATTEST:

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

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 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Landowner contribution	86,540	2,649	59,731	62,380	$ 97,440
Total revenues	86,540	2,649	59,731	62,380	97,440
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	42,000	12,000	16,000	28,000	48,000
Legal	25,000	715	12,000	12,715	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	3,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	1,500	-	1,500	1,500	1,500
Trustee*	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	61	439	500	500
Printing & binding	500	250	250	500	500
Legal advertising	7,500	590	6,910	7,500	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,400
Contingencies/bank charges	750	509	241	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	86,540	14,225	46,030	60,255	97,440
Excess/(deficiency) of revenues over/(under) expenditures	-	(11,576)	13,701	2,125	-
Fund balance - beginning (unaudited)	-	(2,125)	(13,701)	(2,125)	-
Fund balance - ending (projected)					
Unassigned	-	(13,701)	-	-	-
Fund balance - ending	$ -	$ (13,701)	$ -	$ -	$ -

*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	
Management/accounting/recording**	$ 48,000
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	3,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
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*	5,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	2,000
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,400
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	$ 97,440

*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

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<u>BUDGET FUNDING AGREEMENT</u>
<u>FISCAL YEAR 2026</u>

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2025, by and between:

Star Farms Village at North Port Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2024-292, Laws of Florida, and located in the City of North Port, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 **("District"), and**

Forestar (USA) Real Estate Group Inc., a Delaware corporation, and the owner and/or developer of property located within the boundaries of the District with a mailing address of 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610 ("**Developer,**" and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 2024-292, Laws of Florida, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2025 ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer's consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

    a. *[Contractual Lien].* The District shall have the right to file a continuing lien ("**Lien**") upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a "Notice of Lien" in the public records of the County.
    b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
    c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement.

Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM’S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:	**Star Farms Village at North Port Stewardship District**
______________________________	______________________________
Secretary/Assistant Secretary	By: ___________________________
	Its: ___________________________
	Forestar (USA) Real Estate Group Inc.
______________________________	______________________________
Witness	By: James D. Allen
	Its: Executive Vice President

EXHIBIT A: FY 2026 Budget

STAR FARMS VILLAGE AT NORTH PORT

STEWARDSHIP DISTRICT

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STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct District related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to District website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by District engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the District's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on District website and/or within District records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the District website.

Achieved: Yes ☐ No ☐

Goal 3.2 **Financial Reports**

Objective: Publish to the District website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District website.

Standard: District website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 **Annual Financial Audit**

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the District website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	Date

STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT

UNAUDITED FINANCIAL STATEMENTS

STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025

STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	General Fund	Total Governmental Funds
ASSETS		
Cash	$ 15,979	$ 15,979
Investments		
Undeposited funds	3,961	3,961
Due from Landowner	11,152	11,152
Total assets	$ 31,092	$ 31,092
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$ 17,010	$ 17,010
Landowner advance	6,000	6,000
Landowner advance - legal advertising	6,839	6,839
Total liabilities	29,849	29,849
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	11,152	11,152
Total deferred inflows of resources	11,152	11,152
Fund balances:		
Unassigned	(9,909)	(9,909)
Total fund balances	(9,909)	(9,909)
Total liabilities, deferred inflows of resources and fund balances	$ 31,092	$ 31,092

STAR FARMS VILLAGE AT NORTH PORT
STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD JUNE 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ 3,961	$ 15,124	$ 86,540	17%
Total revenues	3,961	15,124	86,540	17%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	18,000	42,000	43%
Legal	124	1,502	25,000	6%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	1,500	0%
Telephone	17	150	200	75%
Postage	-	95	500	19%
Printing & binding	42	375	500	75%
Legal advertising	(644)	427	7,500	6%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	80	749	750	100%
Website hosting & maintenance	1,680	1,680	705	238%
Website ADA compliance		-	210	0%
Total expenditures	3,299	22,978	86,540	27%
Excess/(deficiency) of revenues over/(under) expenditures	662	(7,854)	-	
Fund balances - beginning	(10,571)	(2,055)	-	
Fund balances - ending	$ (9,909)	$ (9,909)	$ -	

*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, 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

STAR FARMS VILLAGE AT NORTH PORT

STEWARDSHIP DISTRICT

STAFF REPORTS

Ron Turner
Supervisor *of* Elections
Sarasota County: Our County. Our Vote.

April 15, 2025

Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

RE: Star Farms Village at North Port Stewardship District Registered Electors

Dear Ms. Gillyard:

As of April 15, 2025, there are no registered electors residing within the boundaries of the Star Farms Village at North Port Stewardship District.

Sincerely,

Ron Turner

Ron Turner
Supervisor of Elections
Sarasota County

RT/tm

2001 Adams Lane, Sarasota, FL 34237-7005 • P.O. Box 4194, Sarasota, FL 34230-4194
T: 941.861.8600 • F: 941.861.8609 • SarasotaVotes.gov

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Offices of Forestar, 551 North Cattlemen Road, Suite 304, Sarasota, Florida 34232

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 6, 2024	**Public Hearings & Regular Meeting** *Adoption of Rules of Procedure*	**12:00 PM**
December 4, 2024 CANCELED	**Public Hearings & Regular Meeting** *Adoption of FY2024 & FY2025 Budgets*	**12:00 PM**
February 5, 2025	**Public Hearings & Regular Meeting** *Adoption of FY2024 & FY2025 Budgets*	**12:00 PM**
March 5, 2025 CANCELED	**Regular Meeting**	**12:00 PM**
April 2, 2025 CANCELED	**Regular Meeting**	**12:00 PM**
May 7, 2025	**Public Hearing & Regular Meeting** *Uniform Method of Collection Hearing* *Presentation of FY2026 Budget*	**12:00 PM**
June 4, 2025 CANCELED	**Regular Meeting**	**12:00 PM**
July 2, 2025 CANCELED	**Regular Meeting**	**12:00 PM**
August 6, 2025	**Public Hearing & Regular Meeting** *Adoption of FY2026 Budget*	**12:00 PM**
September 3, 2025	**Regular Meeting**	**12:00 PM**