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 August 6, 2025 at 12:00 p.m., at Forestar, 551 N. Cattlemen Rd., Suite 304, Sarasota, Florida 34232.

Present:

Christian Cotter	Chair
Brandy Kelley	Assistant Secretary
Evan DeHart	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jonathan Johnson (via telephone)	District Counsel

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

Mr. Adams called the meeting to order at 12:02 p.m. The Oath of Office was administered to Evan DeHart before the meeting.

Supervisors Cotter, Kelley and DeHart were present. Supervisors Camporeale and Hart were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath to Evan DeHart [Seat 4] (the following will be provided under separate cover)**

This item was addressed during the First Order of Business.

Mr. Adams provided and will explain the following to Mr. DeHart after the meeting:

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

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

Mr. Adams presented Resolution 2025-10. The slate was as follows:

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

No other nominations were made.

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 Ms. Kelley, with all in favor, Resolution 2025-10, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Mr. Adams presented Resolution 2025-14. He presented the proposed Fiscal Year 2026 budget, which is unchanged since it was last presented. This will be a Landowner-contribution budget, with expenses funded as they are incurred. A reduced monthly Management Fee of $2,000 will be billed until bonds are issued.

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. Kelley, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Budget Funding Agreement Fiscal Year 2026**

Mr. Adams presented the Budget Funding Agreement for Fiscal Year 2026.

On MOTION by Mr. Cotter and seconded by Ms. Kelley, with all in favor, the Budget Funding Agreement for Fiscal Year 2026, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special**

Districts Performance Measures and Standards Reporting]

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

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

On MOTION by Mr. Cotter and seconded by Ms. Kelley, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

EIGHTH ORDER OF BUSINESS **Update: Financing**

There was nothing to report.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

TENTH ORDER OF BUSINESS **Approval of May 7, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Cotter and seconded by Ms. Kelley, with all in favor, the May 7, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Atwell, LLC

There were no District Counsel or District Engineer reports.

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**

The next meeting will be held on September 3, 2025, unless canceled.

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.

- **Acceptance of Resignation of Brandy Kelley**

This item was an addition to the agenda.

Ms. Kelley tendered her resignation, to be effective upon the completion of today's meeting.

On MOTION by Mr. Cotter and seconded by Mr. DeHart, with all in favor, the resignation of Brandy Kelley from Seat 3, was accepted.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/~~Assistant Secretary~~

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Chair/~~Vice Chair~~