

Stellar North Community Development 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

November 8, 2024

Board of Supervisors
Stellar North Community Development District

Dear Board Members:

The Board of Supervisors of the Stellar North Community Development District will hold Public Hearings and a Regular Meeting on November 15, 2024 at 12:00 p.m., or as soon thereafter as the matter may be heard, at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Luis Carcamo [Seat 4] *(the following will be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2025-02, Amending Resolution 2024-13 to Resetting the Public Hearing Regarding the Rules of Procedure, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date
6. 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

ATTENDEES:

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

- B. Consideration of Resolution 2025-03, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
 7. Consideration of Resolution 2025-04, Amending Resolution 2024-14 to Resetting the Public Hearing Regarding the Rules Relating to Parking and Parking Enforcement, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date
 8. Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement
 - A. Affidavits of Publication
 - Notice of Rule Development
 - Notice of Rulemaking
 - B. Consideration of Resolution 2025-04, Adopting Rules Relating to Parking Enforcement; and Providing for Severability and an Effective Date
 9. Consideration of ADA Site Compliance Proposal for Website Mitigation Items for Accessibility
 10. Acceptance of Unaudited Financial Statements as of September 30, 2024
 11. Approval of August 16, 2024 Regular Meeting Minutes
 12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Langan Engineering*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 20, 2024 at 12:00 PM
 - QUORUM CHECK
- | | | | | | | | |
|--------|----------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| SEAT 1 | MICHAEL CAPUTO | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
| SEAT 2 | DEBBIE LEONARD | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
| SEAT 3 | JON SEIFEL | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
| SEAT 4 | LUIS CARCAMO | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
| SEAT 5 | BILL FIFE | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
13. Board Members' Comments/Requests
 14. Public Comments

15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756