

**MINUTES OF MEETING
STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stellar North Community Development District held a Regular Meeting on March 21, 2025 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.

Present:

William "Bill" Fife
Debbie Leonard
Luis Carcamo
Jon Seifel

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)
Anamaris Torres (via telephone)
Kristina Olson
Tim Smith

District Manager
District Counsel
District Engineer
Facilities Manager
Kolter

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:34 p.m.

Supervisors Leonard, Seifel, Fife and Carcamo were present. Supervisor Caputo was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Michael
Caputo [Seat 1]**

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the resignation of Mr. Michael Caputo from Seat 1, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2026

Mr. Fife nominated Mr. Tim Smith to fill Seat 1. No other nominations were made.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the appointment of Mr. Tim Smith to fill Seat 1, was approved.

- **Administration of Oath of Office (the following will be provided under separate cover)**
Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tim Smith. Mr. Smith is familiar with the following:
 - 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**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-06.

Mr. Fife nominated the following:

William "Bill" Fife	Chair
Luis Carcamo	Vice Chair
Debbie Leonard	Assistant Secretary
Jon Seifel	Assistant Secretary

Tim Smith

Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Michael Caputo

Assistant Secretary

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

Craig Wrathell

Secretary

Andrew Kantarzhi

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2025-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, 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 an Effective Date

Mr. Kantarzhi presented Resolution 2025-07. 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.

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on June 20, 2025 at 11:00 a.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2025**

On MOTION by Ms. Leonard and seconded by Mr. Carcamo, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of November 15, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the November 15, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated that he will provide the necessary notices and resolutions, as the assessments will be on roll and there will be an assessment increase.

B. District Engineer: Langan Engineering and Environmental Services, Inc.

There was no report.

Mr. Kantarzhi noted that Certificates of Completion and related resolutions, etc., should be presented at the June meeting.

C. Field Operations Report: FirstService Residential Florida, Inc.

Ms. Olson reported the following:

- She will follow up with Mr. Kantarzhi on the Towing Agreement and the Security Contract.
- The pool opened.

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

Discussion ensued regarding the meeting times.

On MOTION by Ms. Leonard and seconded by Mr. Carcamo, with all in favor, amending the Fiscal Year 2025 and Fiscal Year 2026 Meeting Schedules to change the meeting time from 12:00 PM to 11:00 AM, was approved.

- **NEXT MEETING DATE: April 18, 2025 at 12:00 PM**
 - **QUORUM CHECK**

The next meeting will be on April 18, 2025 at 11:00 a.m., unless canceled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

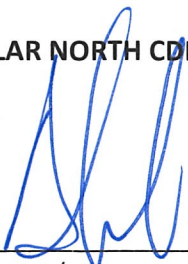
Adjournment

On MOTION by Mr. Caputo and seconded by Ms. Leonard, with all in favor, the meeting adjourned at 12:43 p.m.

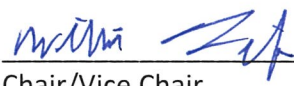
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

STELLAR NORTH CDD

March 21, 2025



Secretary/Assistant Secretary



Chair/Vice Chair