

STELLAR NORTH

**COMMUNITY DEVELOPMENT
DISTRICT**

June 20, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

June 13, 2025

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 June 20, 2025 at 11:00 a.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. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-08, 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
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-09, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2025-10, 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

ATTENDEES:

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

6. Consideration of Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date
7. Ratification Items
 - A. City Tow Corp Towing Services Agreement
 - B. FirstService Residential Florida, Inc. Second Addendum to Facilities Management Agreement
8. Acceptance of Unaudited Financial Statements as of April 30, 2025
9. Approval of March 21, 2025 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Langan Engineering and Environmental Services, Inc*
 - C. Field Operations Report: *FirstService Residential, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: July 18, 2025 at 11:00 AM
 - QUORUM CHECK
11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

SEAT 1	TIMOTHY SMITH	☐ 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

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

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

3A

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

PUBLIC NOTICE STELLER NORTH COMMUNITY DEVELOPMENT DISTRICT

Was published in said newspaper in the issue(s) of:

June 5, 2025

Affidavit further says that the said Miami Today is a Newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in Miami-Dade County, Florida each week and has been entered as second-class mail matter at the post office in Miami, in the said Miami-Dade County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate or commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Affidant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.


Steve Rosenberg, Advertising Sales Consultant

Notary 

Sworn to and subscribed before me this

5th day of June 2025

Public Notice

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Stellar North Community Development District ("District") will hold a public hearing as follows:

DATE: **June 20**
HOUR: **11:00 a.m.**
LOCATION: **Goldbetter, Miami Business Center
Office Park at California Club
1031 Ives Dairy Road, Suite 228
Miami, Florida 33179**

The purpose of the hearing is to receive comments on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026. A regular board meeting of the District will also be held at that 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 and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889** ("District Manager's Office"), during normal business hours.

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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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

Publication date: 6/5/25



STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-08
[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE STELLAR NORTH COMMUNITY DEVELOPMENT 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, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Stellar North Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; 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 governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *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. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 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 Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF JUNE, 2025.

ATTEST:

**STELLAR NORTH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit A: Budget

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
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**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted budget FY 2025	Actual through 01/31/25	Projected through 9/30/2025	Total actual & Projected	Proposed budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 343,039				\$422,977
Allowable discounts (4%)	(13,722)				(16,919)
Assessment levy: on-roll - net	329,317	\$ 205,972	\$ 123,345	\$ 329,317	406,058
Interest	240	2,089	-	2,089	240
Total revenues	329,557	208,061	123,345	331,406	406,298
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	16,000	32,000	48,000	48,000
Legal	20,000	496	19,504	20,000	20,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	333	667	1,000	1,000
EMMA software service	2,500	2,500	-	2,500	2,500
Trustee	4,500	4,139	361	4,500	4,500
Telephone	200	66	134	200	200
Postage	500	55	445	500	500
Printing & binding	500	167	333	500	500
Legal advertising	3,500	1,722	1,778	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,356	8,582	-	8,582	10,000
Contingencies/bank charges	500	-	500	500	1,500
Meeting room rental	1,050	-	1,050	1,050	1,050
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	6,861	927	5,934	6,861	8,460
Total professional & administrative	107,057	35,162	74,121	109,283	113,300

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted budget FY 2025	Actual through 01/31/25	Projected through 9/30/2025	Total actual & Projected	Proposed budget FY 2026
Field operations					
On-site management	20,000	6,240	13,760	20,000	20,000
Field operations accounting	2,000	667	1,333	2,000	2,000
Stormwater maintenance	10,000	-	10,000	10,000	10,000
Roadway maintenance	10,000	-	10,000	10,000	10,000
Landscape & irrigation maintenance	100,000	20,210	79,790	100,000	100,000
Park equipment & maintenance	2,000	-	2,000	2,000	2,000
Pest control	2,000	-	2,000	2,000	2,000
Field operations	12,000	569	11,431	12,000	-
Streetlighting	15,000	-	15,000	15,000	15,000
Electrical utilities	10,000	12,952	-	12,952	30,000
Security patrol	-	-	-	-	20,000
Camera monitoring	-	-	-	-	4,000
Events	-	-	-	-	15,000
Holiday decor	-	-	-	-	10,000
Aquatic maintenance	2,500	705	1,795	2,500	2,500
Sidewalks	2,000	-	2,000	2,000	2,000
Water & sewer	5,000	-	5,000	5,000	5,000
Pool maintenance contract & supplies	15,000	-	15,000	15,000	15,000
Amenties supplies	4,000	2,930	1,070	4,000	4,000
Permits/licenses/fire extinguishers	1,000	-	1,000	1,000	1,000
Property insurance	-	10,628	-	10,628	13,500
Miscellaneous maintenance	10,000	-	10,000	10,000	10,000
Total field operations	<u>222,500</u>	<u>54,901</u>	<u>181,179</u>	<u>236,080</u>	<u>293,000</u>
Total expenditures	<u>329,557</u>	<u>90,063</u>	<u>255,300</u>	<u>345,363</u>	<u>406,300</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 -	 117,998	 (131,955)	 (13,957)	 (2)
 Fund balance - beginning (unaudited)	 <u>57,330</u>	 <u>175,328</u>	 <u>175,328</u>	 <u>57,330</u>	 <u>43,373</u>
Fund balance - ending (projected)					
Unassigned	<u>175,328</u>	<u>43,373</u>	<u>43,373</u>	<u>43,373</u>	<u>43,371</u>
Fund balance - ending	<u>\$ 175,328</u>	<u>\$ 43,373</u>	<u>\$ 43,373</u>	<u>\$ 43,373</u>	<u>\$ 43,371</u>

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
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	20,000
Engineering	5,000
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.	
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	5,000
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	1,000
The District must annually disseminate financial information in order to comply with the	
EMMA software service	2,500
Trustee	4,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	3,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	10,000
The District will obtain public officials and general liability insurance.	
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Contingencies/bank charges	1,500
Meeting room rental	1,050
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	8,460

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

On-site management	20,000
Field operations accounting	2,000
Stormwater maintenance	10,000
Roadway maintenance	10,000
Landscape & irrigation maintenance	100,000
Park equipment & maintenance	2,000
Pest control	2,000
Streetlighting	15,000
Electrical utilities	30,000
Security patrol	20,000
Camera monitoring	4,000
Events	15,000
Holiday decor	10,000
Aquatic maintenance	2,500
Sidewalks	2,000
Water & sewer	5,000
Pool maintenance contract & supplies	15,000
Amenties supplies	4,000
Permits/licenses/fire extinguishers	1,000
Property insurance	13,500
Miscellaneous maintenance	10,000
Total expenditures	<u><u>\$406,300</u></u>

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 01/31/25	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 499,766				\$ 494,500
Allowable discounts (4%)	(19,991)				(19,780)
Net assessment levy - on-roll	479,775	\$ 255,873	\$ 234,020	\$ 489,893	474,720
Assessment prepayments	-	112,896	-	112,896	-
Interest	-	11,290	-	11,290	-
Total revenues	479,775	380,059	234,020	614,079	474,720
EXPENDITURES					
Debt service					
Principal	175,000	-	175,000	175,000	175,000
Principal prepayment	-	-	555,000	555,000	-
Interest	280,090	143,816	140,045	283,861	263,338
Tax collector	9,995	1,323	8,672	9,995	9,890
Total expenditures	465,085	145,139	878,717	1,023,856	448,228
Excess/(deficiency) of revenues over/(under) expenditures	14,690	234,920	(644,697)	(409,777)	26,492
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3,769)	3,769	-	-
Total other financing sources/(uses)	-	(3,769)	3,769	-	-
Net increase/(decrease) in fund balance	14,690	231,151	(640,928)	(409,777)	26,492
Fund balance:					
Beginning fund balance (unaudited)		822,318	1,053,469	822,318	412,541
Ending fund balance (projected)		<u>\$1,053,469</u>	<u>\$ 412,541</u>	<u>\$ 412,541</u>	<u>439,033</u>
Use of fund balance:					
Debt service reserve account balance (required)					(219,700)
Interest expense - November 1, 2025					(129,525)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 89,808</u>

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	-		131,668.75	131,668.75	7,370,000.00
05/01/26	175,000.00	2.450%	131,668.75	306,668.75	7,195,000.00
11/01/26	-		129,525.00	129,525.00	7,195,000.00
05/01/27	180,000.00	3.000%	129,525.00	309,525.00	7,015,000.00
11/01/27	-		126,825.00	126,825.00	7,015,000.00
05/01/28	185,000.00	3.000%	126,825.00	311,825.00	6,830,000.00
11/01/28	-		124,050.00	124,050.00	6,830,000.00
05/01/29	190,000.00	3.000%	124,050.00	314,050.00	6,640,000.00
11/01/29	-		121,200.00	121,200.00	6,640,000.00
05/01/30	200,000.00	3.000%	121,200.00	321,200.00	6,440,000.00
11/01/30	-		118,200.00	118,200.00	6,440,000.00
05/01/31	200,000.00	3.000%	118,200.00	318,200.00	6,240,000.00
11/01/31	-		115,200.00	115,200.00	6,240,000.00
05/01/32	205,000.00	3.200%	115,200.00	320,200.00	6,035,000.00
11/01/32	-		111,920.00	111,920.00	6,035,000.00
05/01/33	215,000.00	3.200%	111,920.00	326,920.00	5,820,000.00
11/01/33	-		108,480.00	108,480.00	5,820,000.00
05/01/34	220,000.00	3.200%	108,480.00	328,480.00	5,600,000.00
11/01/34	-		104,960.00	104,960.00	5,600,000.00
05/01/35	230,000.00	3.200%	104,960.00	334,960.00	5,370,000.00
11/01/35	-		101,280.00	101,280.00	5,370,000.00
05/01/36	235,000.00	3.200%	101,280.00	336,280.00	5,135,000.00
11/01/36	-		97,520.00	97,520.00	5,135,000.00
05/01/37	245,000.00	3.200%	97,520.00	342,520.00	4,890,000.00
11/01/37	-		93,600.00	93,600.00	4,890,000.00
05/01/38	250,000.00	3.200%	93,600.00	343,600.00	4,640,000.00
11/01/38	-		89,600.00	89,600.00	4,640,000.00
05/01/39	260,000.00	3.200%	89,600.00	349,600.00	4,380,000.00
11/01/39	-		85,440.00	85,440.00	4,380,000.00
05/01/40	265,000.00	3.200%	85,440.00	350,440.00	4,115,000.00
11/01/40	-		81,200.00	81,200.00	4,115,000.00
05/01/41	275,000.00	3.200%	81,200.00	356,200.00	3,840,000.00
11/01/41	-		76,800.00	76,800.00	3,840,000.00
05/01/42	285,000.00	4.000%	76,800.00	361,800.00	3,555,000.00
11/01/42	-		71,100.00	71,100.00	3,555,000.00
05/01/43	295,000.00	4.000%	71,100.00	366,100.00	3,260,000.00
11/01/43	-		65,200.00	65,200.00	3,260,000.00
05/01/44	305,000.00	4.000%	65,200.00	370,200.00	2,955,000.00
11/01/44	-		59,100.00	59,100.00	2,955,000.00
05/01/45	320,000.00	4.000%	59,100.00	379,100.00	2,635,000.00
11/01/45	-		52,700.00	52,700.00	2,635,000.00
05/01/46	330,000.00	4.000%	52,700.00	382,700.00	2,305,000.00
11/01/46	-		46,100.00	46,100.00	2,305,000.00
05/01/47	345,000.00	4.000%	46,100.00	391,100.00	1,960,000.00
11/01/47	-		39,200.00	39,200.00	1,960,000.00

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	360,000.00	4.000%	39,200.00	399,200.00	1,600,000.00
11/01/48	-		32,000.00	32,000.00	1,600,000.00
05/01/49	375,000.00	4.000%	32,000.00	407,000.00	1,225,000.00
11/01/49	-		24,500.00	24,500.00	1,225,000.00
05/01/50	390,000.00	4.000%	24,500.00	414,500.00	835,000.00
11/01/50	-		16,700.00	16,700.00	835,000.00
05/01/51	405,000.00	4.000%	16,700.00	421,700.00	430,000.00
11/01/51	-		8,600.00	8,600.00	430,000.00
05/01/52	430,000.00	4.000%	8,600.00	438,600.00	-
Total	8,100,000.00		4,745,427.50	12,290,427.50	

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
		Assessment	Assessment	Assessment	Total
Product/Parcel	Units	per Unit	per Unit	per Unit	Assessment
					per Unit
Townhomes	165	\$ 1,178.21	\$ 1,496.00	\$ 2,674.21	\$ 2,451.54
Reduced Townhomes	194	1,178.21	1,276.60	2,454.81	2,232.14
Total	359				

STELLAR NORTH

COMMUNITY DEVELOPMENT DISTRICT

4A

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

PUBLIC NOTICE
STELLER NORTH COMMUNITY
DEVELOPMENT DISTRICT

Was published in said newspaper in the issue(s) of:

May 29, 2025

Affidavit further says that the said Miami Today is a
Newspaper published at Miami, in the said Miami-
Dade County, Florida and that the said newspaper
has heretofore been continuously published in Miami-
Dade County, Florida each week and has been entered
as second-class mail matter at the post office in
Miami, in the said Miami-Dade County, Florida for
a period of one year preceding the first publication of
the attached copy of advertisement; and affiant further
says that he/she has neither paid nor promised any
person, firm or corporation any discount, rebate or
commission or refund for the purpose of securing
this advertisement for publication in the said
newspaper.

Affidant further says that the website or newspaper
complies with all legal requirements for publication
in chapter 50, Florida Statutes.

Steve Rosenberg
Steve Rosenberg, Advertising Sales Consultant

Notary *Alex*
Sworn to and subscribed before me this
29th day of May 2025

Notice of Assessment Hearing

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Stellar North Community Development District ("District") will hold the following public hearings and a regular meeting:

DATE: June 20, 2025
HOUR: 11:00 a.m.
LOCATION: 1031 Ives Dairy Road, Suite 228
Miami, Florida 33179

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The O&M Assessments are allocated on a per unit basis. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2026, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Product Type	Number of Units	O&M Assessment Per Unit	Debt Assessment Per Unit*	TOTAL Assessment Per Unit*
Townhomes	165	\$1,213.56	\$1,496.00	\$2,709.56
Reduced Townhomes	194	\$1,213.56	\$1,276.60	\$2,490.16

*Amount includes estimated 3% County collection costs and 4% early payment discounts

**Total revenue for O&M Assessments is intended to be \$435,668.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which may be imposed on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

The District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later using a different collection method.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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



Publication date 5/29/25



STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

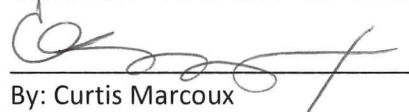
AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Stellar North Community Development District. Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on May 23, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT**



By: Curtis Marcoux
Its: Financial Analyst

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 23rd day of May 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

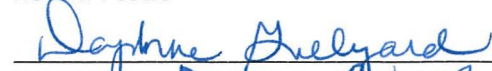

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

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
THIS IS NOT A BILL – DO NOT PAY

May 23, 2025

VIA FIRST CLASS MAIL

XXX

XXX

XXX

PARCEL ID:

TYPE: Reduced Townhomes

RE: Stellar North Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Stellar North Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE:	June 20, 2025
HOUR:	11:00 a.m.
LOCATION:	Goldbetter, Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228 Miami, Florida 33179

The proposed O&M Assessment information for your property is set forth in **Exhibit A**. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 (“District Manager’s Office”)**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the 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.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

The schedule of assessments, and total revenue to be collected to fund the Proposed Budget for Fiscal Year 2026, are as set forth below. The O&M Assessments are allocated on a per unit basis.

Product Type	Number of Units	O&M Assessment per unit*	Debt Assessment Per Unit*	TOTAL Assessment Per Unit*
Townhomes	165	\$1,213.56	\$1,496.00	\$2,709.56
Reduced Townhomes	194	\$1,213.56	\$1,276.60	\$2,490.16

*Amount includes estimated 3% County collection costs and 4% early payment discounts

**Total revenue for O&M Assessments is intended to be \$435,668.

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. The District may also directly collect assessments at the time lots are sold. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Folio	Owner	Address	City, State, Zip
16-7919-033-2060	ABEL A TORRES CASTRO	449 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2450	ABEL BONILLA	482 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2830	ADJAUN NAJEE ANDREWS	320 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2370	ADRIAN ALEXANDER NAZARETT	1280 NE 5 CT	FLORIDA CITY, FL 33034
16-7919-033-2540	ADRIANA A VILLAVICENCIO	473 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2780	AEXEY SANTANA LORENZO	437 NW 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2520	ALEJANDRO HERNANDEZ MOJICA	465 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2630	ALEXANDER ZAMORA ESQUIVEL	422 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3240	ALFREDO WALKER HEREDIA	340 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2610	ANA GABRIELA CESAR	414 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2400	ANDRES OBREGON RAMIREZ	462 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3330	ANDREW RICHARD MIRALLES	418 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2960	ANGELICA ROSALES BORREGO	349 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3220	ANNIA FUENTES CABALLERO	320 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3350	ANNIEL CAMPA DELGADO	426 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-1110	ARMANDO NOA GONZALEZ	3571 W 104 TER	HIALEAH, FL 33018
16-7919-033-3570	BARBARA ZAYAS	514 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2410	BRANDON MICHAEL NISBET	466 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2010	BRAYNE LOPEZ	429 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2770	BRIAN NELSON BISBAL	433 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3090	BRYAN LEE BICKERS	1261 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-2900	CARLOS ALFONSO CHAVEZ ZOLORZANO	390 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2250	CARLOS G ROCHA CAMPODONICO	513 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3530	CARMEN E RIVERA	500 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2300	CARMEN ZAMORA PEDROSO	523 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3440	CARMINA NICOLETA SOCACIU	462 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2030	CAROLINA E PALACIOS GUEVARA	437 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3250	CELEILLE DELICE	350 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3510	CHARLENE TICELAIN JACKSON	494 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3130	CHRISTOPHER D RESENDE CAVANIEL	1317 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-3390	CLAUDIA MONICA GARCIA	446 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-1070	CRM HOMES INC	2621 SW 153 PATH	MIAMI, FL 33185
16-7919-033-3200	DANIELA DARLIN CAMEJO	300 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2050	DANIELLE FRANCES BOBICK	445 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2270	DAVID ALEXANDER SANCHEZ VILLANUE\	517 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2430	DAVID JOSUE BRIZUELA BAUTISTA	474 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2470	DAVID MARTINEZ	490 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2040	DAYLET ASENCIO BROTONS	441 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2880	DIANA CAROLINA MARCANO LEON	370 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3580	DIANA MARCELA SARMIENTO	518 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2290	EDEYMIL PARDO HERNANDEZ	521 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2660	EKTA KOCHAR	14114 STONECUTTER DR	NORTH POTOMAC, MD 20878
16-7919-033-2920	ELIZABETH SALGADO	410 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3370	ERNESTO ALEJANDRO SANTOS LEDESMA	438 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2840	FAUSTO RAMIRO CABRERA AGUAYO	330 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3400	FRANCIOLIS MONTES LAMBRANO	450 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3590	FRANCISCO A SUAREZ CASTRO	522 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3470	FRANK DAVID PAREDES SUAREZ	474 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2890	FRANK JESUS ROUSSEAU RAYMOND	380 NE 13 ST	FLORIDA CITY, FL 33034

16-7919-033-3460	FROLIAN FERNANDEZ RAMOS	470 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3340	GERALD NOEL SANCHEZ	422 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2950	GERALD RICHARD HESS JR	16 AHSBURY LN	FAIRMONT, WV 26554
16-7919-033-2600	GISELL ARGENTINA MARTINEZ CRUZ	497 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3490	GUBENI ABELINO RIVERA	486 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3550	GUILLERMO PINO	506 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2680	GUSTAVO ADOLFO OSORIO	442 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3360	HENRY A LOPEZ	130 TUELLA AVE	ELMWOOD PARK, NJ 07407
16-7919-033-2700	HERMAN ANTONIO ARCAZ CONTRERAS	450 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3290	HIPOLITO MALDONADO FIGUEROA	400 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2870	HUGO FERNANDO MATUTE ESCALONA	360 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3430	IHOSVANY VALDES CRUZ	458 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2720	IVETTE SOFIA RANGEL	413 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3010	JACKELINNE OPORTA	399 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3560	JAILEEN ROMO	510 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3540	JAIME ALEJANDRO SOSA	502 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2940	JAIRO ALBERTO JARQUIN	329 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2560	JANTZEN IVAN GONZALEZ LOZADA	481 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2390	JEAM CARLOS LUKA DJIDJI	458 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2990	JEAN DANIEL FLEURANT	379 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2260	JENNIFER DEUS	515 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2670	JOAN ISABELLA PEREIRA MEDINA	438 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2800	JOEL RIVERA HERNANDEZ	445 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-1630	JOHAN ALEJANDRO INFANTE TORRES	1413 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-2850	JOHANNA MARIA BACA	340 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2640	JOHANNE ENERAL BAZELAIS	426 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3160	JOHN JAIRO MUNOZ	260 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3170	JONATHAN MANUEL PINEDA	270 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2590	JONATHAN RICHARD LOPEZ	9246 SW 208 TER	CUTLER BAY, FL 33189
16-7919-033-1590	JORDAN ANTONIO MARTINEZ	1379 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-3320	JORGE ANDRES RUIZ	414 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2420	JOSE EUGENIO ZAYAS ZAMBRANA	470 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2280	JOSE GABRIEL GAMARDO	519 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3500	JOSE LUIS ESCOBAR MARTINEZ	490 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2240	JOSE YOANNY GOMEZ ALVAREZ	511 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2440	JOSEPH JOSHUA CASTILLO	478 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-1640	JOSLEN MARTINEZ FERNANDEZ	1419 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-1650	JOY JOEL DE LEON HENRIQUEZ	1425 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-1080	JUAN MANUEL CORTES GOYENECHÉ	1467 NE 5 AVE	FLORIDA CITY, FL 33034
16-7919-033-2710	JULIO OSCAR PEREZ	17730 SW 294 ST	HOMESTEAD, FL 33030
16-7919-033-3100	KARAN RIPPAL SUNEJA	1271 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-3150	KAREN MOREJON RODRIGUEZ	250 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2210	KARINA PRAT	505 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2510	KATIA DE IZQUIERDO CARRASCOSA	5050 NW 7 ST APT 302	MIAMI, FL 33126
16-7919-033-3210	KATOBO INVESTMENTS LLC	7170 W 30 LN	HIALEAH GARDENS, FL 33018
16-7919-033-2810	KESLER SIPRIEN	449 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3120	KEVIN ENRIQUE ALVAREZ BLANCO	1291 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-2860	LANA ALTHIA RAPAHÉL YATES	350 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2380	LAZARA CRISTINE VALDES ACOSTA	1292 NE 5 CT	FLORIDA CITY, FL 33034
16-7919-033-2530	LEONARD ORVIN CARR	469 NE 12 ST	FLORIDA CITY, FL 33034

16-7919-033-3070	LEONARDO FRANK ANDRADE FRANCO	1241 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-3110	LEONARDO JOSE CHACIN PAREDES	1281 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-3420	LETICIA GARCIA GIL	456 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3060	LISBEY RODRIGUEZ MARTINEZ	1231 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-2500	LOURDES MARIA MONTES	457 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3450	LUISA FERNANDA MORA ARIAS	466 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3380	MAIKEL MOLINA CABRERA	442 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3270	MAILYN MARIA MENDOZA	380 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2490	MANUEL DEL RIO ACOSTA	498 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3260	MANUEL MATIAS LOPEZ MORAN	360 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2200	MARIA DEL CARMEN CONTRERAS VEGA	16177 SW 277 ST	MIAMI, FL 33031
16-7919-033-1660	MARIA VALENTINA GALLARDO LOPEZ	1431 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-2350	MARIO FRANCISICO LOPEZ	1256 NE 5 CT	FLORIDA CITY, FL 33034
16-7919-033-3230	MAURY DIAZ FLEITAS	330 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2550	MAYLALYN CABANGIL CARDANO	477 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2460	MICHAEL JON DE VARONA	486 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2570	MICHEL PEDRERA	2073 SW 155 AVE	MIAMI, FL 33185
16-7919-033-2230	MILBIA MOSQUEDA FERNANDEZ	509 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-1100	MILTON RODRIGO BENGEOA REV TR	2965 SW 109 CT	MIAMI, FL 33165
16-7919-033-3080	NOELIA RODRIGUEZ CASASOLA	1251 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-2020	NORLAN MENA BETANCOURT	433 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3050	OLDEN BURGO MIA LLC	1221 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-3280	OSMANY PEREZ GONZALEZ	390 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3000	PARAMJOT KAUR	389 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3020	PAVEL CASTILLERO JR	409 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3310	PEDRO ABEL MARTIN RODRIGUEZ	410 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2970	RACSON IGLESIAS CONDE	359 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2650	RAMONA A PERALTA	430 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2820	RANDOLPH FRANKLIN BROWNE	453 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2910	REINALDO GONZALEZ MARIN	400 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2980	RICARDO QUIROGA	369 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2360	RINO RENS RIZQUEZ MORENO	1268 NE 5 CT	FLORIDA CITY, FL 33034
16-7919-033-2320	ROSALINDA TREJOS SOZA	1220 NE 5 CT	FLORIDA CITY, FL 33034
16-7919-033-2330	ROSALINDA TREJOS SOZA	1220 NE 5 CT	FLORIDA CITY, FL 33034
16-7919-033-3180	ROSEMARY BALLESTER	280 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2070	ROSMARY GONZALEZ MARTINEZ	453 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2730	RUBENS DAVIDSON DENIS	417 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2690	RUTH IVONNE SANTIAGO	446 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2750	SAIYANA BAKSH	425 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3300	SANDRA ADELAIDA MUNOZ	406 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2120	SC29 FL CITY LLC	2860 W STATE ROAD 84 STE 118	FORT LAUDERDALE, FL 33312
16-7919-033-2760	SHADAI REAL ESTATE LLC	3300 NE 192 ST #511	AVENTURA, FL 33180
16-7919-033-2220	SOLANGEL SOCORRO	507 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2310	TRINO JOSE ARAQUE CARRERO	1208 NE 5 CT	FLORIDA CITY, FL 33034
16-7919-033-3190	VANESSA C RODRIGUEZ IRAGORRI	290 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2740	VANESSA MARIA GUERRA	14545 SW 297 TE	HOMESTEAD, FL 33030
16-7919-033-2930	VICKY NAVARRO	319 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-3410	VIVIANNE MARIA YANES	454 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2480	WILEIDYS FERNANDA GRACIA ESPANA	494 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2580	WILLYS RAMON MEDINA CHIRINOS	489 NE 12 ST	FLORIDA CITY, FL 33034

16-7919-033-3520	YANET GARCIA TORRES	2073 SW 155 AVE	MIAMI, FL 33185
16-7919-033-1090	YASMANI NOGUERA	1473 NE 5 AVE	FLORIDA CITY, FL 33034
16-7919-033-2790	YE MIN	441 NE 12 ST	FLORIDA CITY, FL 33034
16-7919-033-2340	YENIFER ANDREINA CANAS ROA	1244 NE 5 CT	FLORIDA CITY, FL 33034
16-7919-033-2620	YENNI ANN GODINEZ	418 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-2080	YILIAN PEREZ	457 NE 13 ST	FLORIDA CITY, FL 33034
16-7919-033-3040	YUNIER RODRIGUEZ LOPEZ	1211 NE 3 AVE	FLORIDA CITY, FL 33034
16-7919-033-3480	YUSKEY MARIELIS RAMIREZ HERNANDEZ	482 NE 12 ST	FLORIDA CITY, FL 33034

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
THIS IS NOT A BILL – DO NOT PAY

May 23, 2025

VIA FIRST CLASS MAIL

KL FLORIDA CITY LLC
2860 W STATE ROAD 84 STE 118
FORT LAUDERDALE, FL 33312
PARCEL ID: See "Exhibit B"

RE: Stellar North Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Stellar North Community Development District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE:	June 20, 2025
HOURL:	11:00 a.m.
LOCATION:	Goldbetter, Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228 Miami, Florida 33179

The proposed O&M Assessment information for your property is set forth in **Exhibit A**. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

The schedule of assessments, and total revenue to be collected to fund the Proposed Budget for Fiscal Year 2026, are as set forth below. The O&M Assessments are allocated on a per unit basis.

Product Type	Number of Units	O&M Assessment per unit*	Debt Assessment Per Unit*	TOTAL Assessment Per Unit*
Townhomes	165	\$1,213.56	\$1,496.00	\$2,709.56
Reduced Townhomes	194	\$1,213.56	\$1,276.60	\$2,490.16

*Amount includes estimated 3% County collection costs and 4% early payment discounts

**Total revenue for O&M Assessments is intended to be \$435,668.

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. The District may also directly collect assessments at the time lots are sold. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

EXHIBIT: B

[illegible]

[illegible]

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
THIS IS NOT A BILL – DO NOT PAY

May 23, 2025

VIA FIRST CLASS MAIL

DR HORTON INC
6123 LYONS RD
COCONUT CREEK, FL 33073
PARCEL ID: See "Exhibit B"

RE: Stellar North Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Stellar North Community Development District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

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HOUR:	11:00 a.m.
LOCATION:	Goldbetter, Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228 Miami, Florida 33179

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Sincerely,



Andrew Kantarzhi
District Manager

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**Total revenue for O&M Assessments is intended to be \$435,668.

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. The District may also directly collect assessments at the time lots are sold. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

EXHIBIT: B

[illegible]

[illegible]

16-7919-033-1680	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1690	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1700	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1710	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1720	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1730	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1740	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1750	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1760	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1770	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-1780	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-3030	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073
16-7919-033-3140	D R HORTON INC	6123 LYONS RD	COCONUT CREEK, FL 33073

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2025-09
[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stellar North Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**FY 2026**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT. [RESERVED.]

b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted

lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** [RESERVED.]
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of June, 2025.

ATTEST:

**STELLAR NORTH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

STELLAR NORTH

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-10

**A RESOLUTION OF THE STELLAR NORTH COMMUNITY
DEVELOPMENT DISTRICT 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**

WHEREAS, the Stellar North Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE STELLAR NORTH COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of June, 2025.

Attest:

**STELLAR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Goldbetter, Miami Business Center (Office Park at California Club)</i>		
<i>1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2025	Regular Meeting	11:00 AM**
November 21, 2025	Regular Meeting	11:00 AM**
December 19, 2025	Regular Meeting	11:00 AM**
January 16, 2026	Regular Meeting	11:00 AM**
February 20, 2026	Regular Meeting	11:00 AM**
March 20, 2026	Regular Meeting	11:00 AM**
April 17, 2026	Regular Meeting	11:00 AM**
May 15, 2026	Regular Meeting	11:00 AM**
June 19, 2026 *	Regular Meeting	11:00 AM**
July 17, 2026	Regular Meeting	11:00 AM**
August 21, 2026	Regular Meeting	11:00 AM**
September 18, 2026	Regular Meeting	11:00 AM**
**Meetings will convene immediately following the adjournment of the Parker Pointe CDD meetings, schedules to commence at 11 AM.		

***Exception**

The June meeting date is on the Juneteenth holiday.

STELLAR NORTH

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of Stellar North Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT THAT:

1. **RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
2. **APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 20th day of June, 2025.

ATTEST:

**STELLAR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The "Division" is the Florida Division of Emergency Management.
- C. A "Requesting Party" to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An "Assisting Party" to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The "Period of Assistance" is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A "Mission" is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A "local government" is any educational district, special district, or any entity that is a "local governmental entity" within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An "educational district" is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A "special district" is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A "tribal council" is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An "interlocal agreement" is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A "Resource Support Agreement" as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. "Proof of work" as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals' emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

STELLAR NORTH

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **06/20/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

A

TOWING SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 23 day of April, 2025, by and between:

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Cape Coral, Florida, and with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

CITY TOW CORP, a Florida corporation, with a mailing address of 220 S Flagler Ave, Homestead, Florida 33030 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Policies, defined below, and more particularly described in **Exhibit A** ("**Services**"); and

WHEREAS, the District has adopted that certain *Rules Relating to Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit B**, and as may be amended from time to time by the Board of Supervisors ("**Board**") of the District ("**Parking Policies**"); and

WHEREAS, the Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes the Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be _____, of the Palm Cay Community Association, Inc., the District Manager, and the current members of the Board of Supervisors of the District ("**District Representatives**"). All such Services shall be performed only at the times specified in the Parking Policies. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

- A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall

not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. AMENDMENT. 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.

SECTION 12. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 13. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 14. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Stellar North Community
Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: _____

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to

whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Andrew Kantarzhi** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, KANTARZHIA@WHHASSOCIATES.COM, OR AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Miami-Dade County, Florida.

SECTION 17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 18. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 19. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto 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.

SECTION 20. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 21. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between 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 any doubtful language will not be interpreted or construed against any party.

SECTION 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 23. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the Owner.

SECTION 24. ANTI-HUMAN TRAFFICKING STATEMENT. Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

SECTION 25. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law. If Contractor is found to have submitted a false statement or is prohibited from doing business with the District under Florida law, the District may immediately terminate the Contract.

SECTION 26. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any

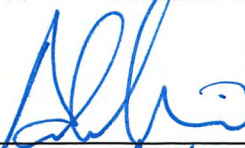
investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 27. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

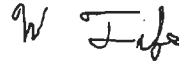
[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

ATTEST: STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT



Print Name: Andrew Kautarshi Chair, Board of Supervisors



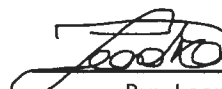
W. Fife

WITNESS:



Print Name: Juan Puerta

CITY TOW CORP



By: Leandro Coronel
Title: President

Exhibit A: Services Proposal
Exhibit B: Parking Policies

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS
B



ADDENDUM TO FACILITIES MANAGEMENT AGREEMENT

6/17/2025

THIS ADDENDUM ("Addendum") is made and entered into on _____, by and between **STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT**, a Florida not-for-profit corporation ("**District**") and **FIRSTSERVICE RESIDENTIAL FLORIDA, INC.**, a Florida corporation ("**Facilities Manager**" or "**FirstService**").

WHEREAS, Association and FirstService entered into that certain Facilities Management Agreement dated **August 23, 2023** which was subsequently modified by addendum (addenda) or amendment(s) thereto (the "**Agreement**" or "**Contract**"); and

WHEREAS, the Contract provides for a term expiring on **October 1, 2023 with automatic annual renewal(s) thereafter**; and

WHEREAS, Facilities Manager and FirstService have agreed to amend the Contract as more particularly set forth herein;

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration received by each party from the other, the receipt, adequacy, and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

1. All of the statements contained in the above recitations are true and correct and are hereby incorporated by reference.
2. The terms of this Addendum are effective as of **March 1, 2025**, unless otherwise stated herein.
3. The Contract is hereby modified to provide that notices to FirstService will be addressed to the attention of the Legal Department at FirstService Residential Florida, Inc., 1601 SW 80th Terrace, Suite 300, Plantation, FL 33324.
4. Paragraph 3 of the Contract, entitled *Term*, is hereby modified to provide that the term of the Contract is extended to **September 30, 2026** unless terminated sooner in accordance with the provisions of the Contract.
5. Exhibit A is modified to provide that the services provided are limited by the hours as stipulated in Exhibit B of the Contract.
6. Paragraph 34 of the Contract, entitled *Profession Services Disclaimer*, is hereby deleted and replaced with the following:

"FirstService is not an architect, landscape architect, engineer or construction manager, is not responsible to detect or uncover dangerous conditions in water or on land, construction defects, environment or hazardous material issues, water intrusions, mold, fungi, spores or other defects and does not provide these types of professional services under this Contract. Notwithstanding anything to the contrary in this Contract, it is not FirstService's responsibility to determine whether any structure within District Property, including its architectural design or whether the height and location of the hedges, foliage, and/or other landscaping is in compliance with federal, state and local laws, ordinances, rules, regulations, and orders of any public authority having jurisdiction over District Property. Any third-party contractor, vendor, professional, or other consultant providing such goods or performing such services to District or owners is solely responsible for the performance of the work or the quality of the goods. In addition, FirstService will not be liable to District or owners for any loss, harm, or damage of any kind caused by any third-party contractor, vendor, professional, or other consultant engaged to perform services or provide goods for District or owners. FirstService disclaims any and all liability related to, arising out of or associated with the professional services referenced in this paragraph and FirstService has no liability for any claims or lawsuits related to, arising out of, or associated with the professional services referenced in this paragraph or for any lack of response or effort by vendors and contractors, lack of quality of any parts or work performed by contractors, or their negligent or wrongful acts or inaction, including those actions which may result in the destruction of any property, injury or death of any person. This paragraph survives the expiration or termination of this Contract."

7. Paragraph 39 of the Contract, entitled *Special Terms*, is hereby modified as follows:
 - a. Subparagraph 39.3 is added deleted and replaced with the following:

Initials Initials

“39.3 Shared On-Site Staff. Association shares the following on-site staff with other **Palm Cay/Stellar Association(s)**. Any wages, labor rate, health care benefits or other costs associated with these employees that are payable to FirstService will be paid by **Palm Cay Community Association, Inc.**

Position

Licensed CAM (Clubhouse Manager)”

8. Paragraph 41 of the Contract, entitled *Special Terms*, is hereby added to the Contract as follows:

“41. Litigation Support Services. FirstService may charge District for litigation support services, which may include but are not limited to, court appearances, production of documents, discovery, meetings with counsel, depositions, etc. at \$75.00 per hour for administrative staff; \$150.00 per hour for the community association manager, regional director, or bookkeeping staff; and \$300.00 per hour for vice presidents, presidents or officers of FirstService. District will not be billed for litigation support services performed by on-site staff provided that such services can be performed during normal working hours within the normal day-to-day responsibilities of FirstService, the document requests are not excessive or unreasonable, and FirstService is not required to provide temporary support staff. In addition, FirstService may seek reimbursement of any administrative and legal fees and costs that are incurred by FirstService in response to subpoenas or administrative orders that seek the production of any documents in FirstService’s possession, custody, and control relating to District. The charges will not exceed \$350.00 per hour for attorney time, \$125.00 per hour for paralegal or information technology support time, \$50.00 per GB upload/download for eDiscovery software, \$0.25 per page for hardcopy production, and \$0.05 per page for electronic production. Any travel related expenses FirstService incurs arising out of services provided under this paragraph will be billed back to District at cost. This paragraph will survive the termination or expiration of this Contract.”

9. Paragraph 42 of the Contract, entitled *Notary Services*, is hereby added to the Contract as follows:

“42. Notary Services. FirstService does not provide notary services. Any employee who notarizes a document is acting outside the scope of FirstService’s employment. Accordingly, notwithstanding anything to the contrary contained in this Contract, District hereby agrees to defend, indemnify and hold harmless FirstService and its employees from any claims, demands, suits, etc., including, but not limited to reasonable attorney’s fees and costs whether pre-litigation, or at the trial or appellate levels, if applicable, against it or them by any party, resulting from or related to the performance of the above services, except if caused solely by the gross negligence of FirstService.”

10. Paragraph 43 of the Contract, entitled *Force Majeure*, is hereby added to the Contract as follows:

“43. Force Majeure. The parties hereto will be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party’s performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a **“Force Majeure”**), except with respect to amounts to be paid by District for services actually provided by FirstService pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure will excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to FirstService by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period will be extended by the period of any delay in such party’s performance caused by a Force Majeure. The foregoing will not be interpreted as extending the term or renewal term of this Contract.”

11. Exhibit B of the Contract is hereby deleted and replaced as attached hereto, and by reference hereof, made a part of this Addendum.

12. Paragraph 38 of the Contract, entitled *Disclosure*, is hereby deleted and replaced with the following:

“38. DISCLOSURE.

38.1 In General. District is the ultimate decision maker for the purchase of goods and services and the selection of the vendors for District Property. In connection with its duties under this Contract, FirstService will recommend to District the purchase of goods and services from various vendors, some of whom may be affiliates of FirstService or businesses with which FirstService has a contractual or other relationship under preferred vendor programs. District is not obligated to engage FirstService’s preferred vendors or any other recommended provider except as set forth herein. FirstService endeavors to develop affiliated and preferred vendor programs which address the needs of its clients and which focus on bringing value to its clients. FirstService and the current subsidiary/related companies providing services in Florida are: FirstOnSite Restoration, Inc. and FirstOnSite USA Holdings, Inc. operating under various fictitious names and/or related entities including First OnSite Property Restoration;

FirstService Energy, LLC; FirstService Financial, Inc.; FS Insurance Brokers, Inc.; FirstService Residential, Inc.; FirstService Residential Technologies, Inc.; American Pools operating under various fictitious names and/or related entities; California Closets operating under various fictitious names and/or related entities; Century Fire Protection operating under various fictitious names and/or related entities; Certa ProPainters operating under various fictitious names and/or related entities; Paul Davis Restoration, Inc. and all franchisees and related entities; Planned Companies operating under various fictitious names and/or related entities; Rizzetta & Company Incorporated; and Roofing Corp of America operating under various fictitious names and/or related entities including but not limited to Crowther Roofing & Cooling.

38.2 FirstService Financial. FirstService Financial, Inc. and FS Insurance Brokers, Inc. ("FFI/FSIB"), affiliates of FirstService Residential, Inc., offer banking and insurance solutions exclusively to clients of FirstService. For services to District, FFI/FSIB earn compensation from their program partners at no expense to District. FFI/FSIB are committed to transparency and will disclose their relationship with FirstService Residential, Inc., as well as whether they receive compensation, in advance of any District decision related to the banking and insurance products they offer.

38.3 Third Party Screening and/or Vendor Compliance. If District selects a screening company which uses FirstService to assist in the screening process and/or the secure storage of screening reports, FirstService may receive a fee from the screening company for its assistance in the process in an amount as FirstService and the screening company may mutually determine. FirstService may use a third party to assist with vendor compliance. In such event, FirstService may receive a fee from the third party in an amount as FirstService and the third party may mutually determine."

13. Except as herein modified, all of the terms and conditions of the Contract and all of the rights and responsibilities of the parties with respect to the Contract are hereby ratified and will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the day and year written above:

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

Signed by:


Signature 21AA8D855FB74D4
Bill Fife CDD Chairman

Printed Name and Title

FIRSTSERVICE RESIDENTIAL FLORIDA, INC.



Signature
Stephanie Parker - President, South Florida Condo HOA
Printed Name and Title

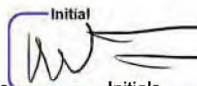
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EXHIBIT B SCHEUDULE OF FEES

MANAGEMENT FEE

Includes supervising regional director

EFFECTIVE

March 2025

October 2025

MONTHLY

\$1,560.00

\$1,622.00

Post term 6% annual increase if Contract is extended on annual basis (rounded to nearest dollar)

ON-SITE STAFF (IF APPLICABLE)

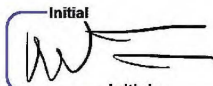
The on-site staff will consist of the following positions to be provided by FirstService. This is the minimum staffing and may only be increased upon prior written approval of Association and FirstService:

<u>Position</u>	<u>Minimum Hours Per Week</u>	<u>Labor Rate</u>
Maintenance	10	35 %

The labor rate as stipulated above is a percentage of and is added to the wages paid and includes, but is not limited to, social security tax, federal/state unemployment tax, workers' compensation insurance, FirstService's contribution to employee 401(k) benefit, pre-employment screening, recruitment expense, payroll processing and human resource administration.

Eligible on-site staff will receive the following minimum benefits (these benefits for eligible part-time employees of FirstService will be on a pro rata basis):

- Standard health care benefits will be offered to all eligible on-site staff members who are employees of FirstService, with District and the employee each paying a portion of the cost. The monthly amount District will be responsible for in 2025 for each eligible on-site staff member who elects coverage is \$788.00. This amount will be referred to as the **"Monthly Benefit Payment"** and is subject to increase on an annual basis and is due in full as to any employee that elects coverage and is employed as of the first of the month. There is no credit or pro rata return of any portion of the Monthly Benefit Payment should an employee resign, be terminated or transferred after the first of the month. Employees are entitled to standard health care benefits while on leave. Employees who elect coverage will have the option to select alternate health care plans offered by FirstService and/or add dependents.
- District is responsible to pay for employees paid time off provided by FirstService's policies, including but not limited to holidays, accrued vacation, and personal time off ("PTO") as stipulated in FirstService's standard employment policies, up to and including the termination of this Contract or transfer of the employee from this District Property.

Initials 
Initials 

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 169,098	\$ -	\$ -	\$ 169,098
Investments				
Revenue	-	369,082	-	369,082
Reserve	-	241,450	-	241,450
Prepayment		744,868	-	744,868
Construction	-	-	24,926	24,926
Assessments receivable - off-roll	11,700	15,600	-	27,300
Due from KL Florida city LLC	-	52,218	-	52,218
Utility deposit	6,953	-	-	6,953
Prepaid expense	569	-	-	569
Total assets	<u>\$ 188,320</u>	<u>\$ 1,423,218</u>	<u>\$ 24,926</u>	<u>\$ 1,636,464</u>
LIABILITIES AND FUND BALANCES				
Liabilities:	\$ -	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	11,700	67,818	-	79,518
Total deferred inflows of resources	<u>11,700</u>	<u>67,818</u>	<u>-</u>	<u>79,518</u>
Fund balances:				
Restricted for:				
Debt service	-	1,355,400	-	1,355,400
Capital projects	-	-	24,926	24,926
Unassigned	176,620	-	-	176,620
Total fund balances	<u>176,620</u>	<u>1,355,400</u>	<u>24,926</u>	<u>1,556,946</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 188,320</u>	<u>\$ 1,423,218</u>	<u>\$ 24,926</u>	<u>\$ 1,636,464</u>

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 41,215	\$ 249,292	\$ 329,317	76%
Assessment levy: off-roll	-	8,100	-	N/A
Interest and miscellaneous	520	3,710	240	1546%
Total revenues	<u>41,735</u>	<u>261,102</u>	<u>329,557</u>	79%
EXPENDITURES				
Professional & administrative				
Management	4,000	28,000	48,000	58%
Legal	850	1,346	20,000	7%
Engineering	-	-	5,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	500	500	100%
Dissemination agent	83	583	1,000	58%
EMMA software service	-	2,500	2,500	100%
Trustee	-	4,139	4,500	92%
Telephone	17	117	200	59%
Postage	47	137	500	27%
Printing & binding	42	292	500	58%
Legal advertising	-	1,722	3,500	49%
Annual special district fee	-	175	175	100%
Insurance	-	8,582	6,356	135%
Contingencies/bank charges	-	-	500	0%
Meeting room rental	-	-	1,050	0%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,039</u>	<u>48,798</u>	<u>100,196</u>	49%
Field Maintenance				
On-site management	1,560	10,920	20,000	55%
Field operations accounting	167	1,167	2,000	58%
Stormwater maintenance	-	-	10,000	0%
Roadway maintenance	-	-	10,000	0%
Landscape & irrigation maintenance	5,053	35,368	100,000	35%
Park equipment & maintenance	-	-	2,000	0%
Pest control	-	-	2,000	0%
Field operations	74	642	12,000	5%
Streetlighting	-	-	15,000	0%
Electrical utilities	4,172	25,812	10,000	258%
Aquatic maintenance	180	1,245	2,500	50%
Sidewalks	-	-	2,000	0%
Water & sewer	412	1,620	5,000	32%
Pool maintenance contract & supplies	-	-	15,000	0%
Amenties supplies	-	2,930	4,000	73%
Permits/licenses/fire extinguishers	-	-	1,000	0%
Miscellaneous maintenance	-	-	10,000	0%
Property insurance	-	10,628	-	N/A
Total field maintenance	<u>11,618</u>	<u>90,332</u>	<u>222,500</u>	41%
Other fees & charges				
Tax collector	412	1,357	6,861	20%
Total other fees & charges	<u>412</u>	<u>1,357</u>	<u>6,861</u>	20%
Total expenditures	<u>17,069</u>	<u>140,487</u>	<u>329,557</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	24,666	120,615	-	
Fund balances - beginning	151,954	56,005	16,388	
Fund balances - ending	<u>\$ 176,620</u>	<u>\$ 176,620</u>	<u>\$ 16,388</u>	

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 58,859	\$ 356,014	\$ 479,775	74%
Assessment levy: off-roll	-	10,800	-	N/A
Assessment prepayments	183,456	296,352	-	N/A
Interest	3,968	21,968	-	N/A
Total revenues	<u>246,283</u>	<u>685,134</u>	<u>479,775</u>	143%
EXPENDITURES				
Debt service				
Principal*	-	-	175,000	0%
Interest	-	143,816	280,090	51%
Tax collector	589	1,938	9,995	19%
Total expenditures	<u>589</u>	<u>145,754</u>	<u>465,085</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	245,694	539,380	14,690	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(871)</u>	<u>(6,298)</u>		N/A
Total other financing sources	<u>(871)</u>	<u>(6,298)</u>	<u>-</u>	N/A
Net change in fund balances	244,823	533,082	14,690	
Fund balances - beginning	1,110,577	822,318	359,711	
Fund balances - ending	<u>\$ 1,355,400</u>	<u>\$ 1,355,400</u>	<u>\$ 374,401</u>	

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 86	\$ 558
Total revenues	<u>86</u>	<u>558</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	86	558
OTHER FINANCING SOURCES/(USES)		
Transfer in	871	6,298
Total other financing sources/(uses)	<u>871</u>	<u>6,298</u>
Net change in fund balances	957	6,856
Fund balances - beginning	23,969	18,070
Fund balances - ending	<u><u>\$ 24,926</u></u>	<u><u>\$ 24,926</u></u>

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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	Chair
Debbie Leonard	Vice Chair
Luis Carcamo	Assistant Secretary
Jon Seifel	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Anamaris Torres (via telephone)	District Engineer
Kristina Olson	Facilities Manager
Tim Smith	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

72 Tim Smith Assistant Secretary

73 No other nominations were made.

74 This Resolution removes the following from the Board:

75 Michael Caputo Assistant Secretary

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

77 Craig Wrathell Secretary

78 Andrew Kantarzhi Assistant Secretary

79 Craig Wrathell Treasurer

80 Jeff Pinder Assistant Treasurer

81

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

85

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87 **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

95

96 Mr. Kantarzhi presented Resolution 2025-07. He reviewed the proposed Fiscal Year 2026
97 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
98 budget, and explained the reasons for any changes.

99

100 **On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor,**
101 **Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and**
102 **Setting a Public Hearing Thereon Pursuant to Florida Law on June 20, 2025 at**
103 **11:00 a.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228,**
104 **Miami, Florida 33179; Addressing Transmittal, Posting and Publication**
105 **Requirements; Addressing Severability; and Providing an Effective Date, was**
106 **adopted.**

107

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.

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

146

- **QUORUM CHECK**

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

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149 **TENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

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There were no Board Members' comments or requests.

152

153 **ELEVENTH ORDER OF BUSINESS****Public Comments**

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No members of the public spoke.

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157 **TWELFTH ORDER OF BUSINESS****Adjournment**

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Goldbetter, Miami Business Center (Office Park at California Club)</i> <i>1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2024 CANCELED	Public Hearing & Regular Meeting	12:00 PM*
November 15, 2024	Public Hearing & Regular Meeting	12:00 PM*
December 20, 2024 CANCELED	Regular Meeting	12:00 PM*
January 17, 2025 CANCELED	Regular Meeting	12:00 PM*
February 21, 2025 CANCELED	Regular Meeting	12:00 PM*
March 21, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	12:00 PM*
April 18, 2025 CANCELED	Regular Meeting	12:00 PM*
May 16, 2025 CANCELED	Regular Meeting	12:00 PM*
June 20, 2025	Public Hearings & Regular Meeting <i>Adoption of FY2026 Budget</i> <i>Completion Resolutions</i>	11:00 AM**
July 18, 2025	Regular Meeting	11:00 AM**
August 15, 2025	Regular Meeting	11:00 AM**
September 19, 2025	Regular Meeting	11:00 AM**
<i>*Meetings will convene immediately following the adjournment of the Parker Pointe CDD meetings, scheduled to commence at 12:00 PM</i> <i>**Meetings will convene immediately following the adjournment of the Parker Pointe CDD meetings, scheduled to commence at 11:00 AM</i>		