

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

The Board of Supervisors of the Stellar North Community Development District held a Public Hearing and Regular Meeting on January 16, 2026 as soon after 11:00 a.m., as the matter could be heard, at the Goldbetter Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

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

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Anamaris Torres (via telephone)	District Engineer
Lenny Rogriguez (via telephone)	District Engineer
Shirley Artega	Facilities Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:28 a.m. Supervisors Leonard, Seifel and Fife were present. Supervisors Smith and Carcamo was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearings on Rules, Policies, and Fees
Regarding Amenity Facilities**

- A. Proofs/Affidavits of Publication**
- B. Consideration of Resolution 2026-01, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2026-01. He reviewed the Stellar North CDD Amenities Rules, noting that rental language and fees were removed from Section 3.

Mr. Earlywine stated rental language is still on Page 10, but he can remove it, if necessary.

Mr. Kantarzhi and District Counsel will work on the language. Approval will be in substantial form, and the final version of the Rules will be posted on the CDD website.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, Resolution 2026-01, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date, in substantial form, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 2 & 5]

Mr. Kantarzhi presented Resolution 2026-02. Seats 1, 2 and 5, held by Mr. Smith, Ms. Leonard and Mr. Fife, respectively, will be up for election at the November Landowners’ Election.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2026-02, Designating a Date, Time and Location of November 3, 2026 at 10:30 a.m., at Goldbetter Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179, for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: First Friday of each month.

TIME: 11:00 AM

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Nowlen, Holt & Miner, P.A.

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and reviewed the information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2026-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2026-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. October 1, 2024 - September 30, 2025 [Posted]**
- B. October 1, 2025 - September 30, 2026**

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. Central Comfort Air Conditional Corporation Agreement for Services**
- B. Flock Group, Inc. Master Services Agreement**
- C. APS of Hollywood, LLC Agreement for Pool Maintenance Services**

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Central Comfort Air Conditional Corporation Agreement for Services, Flock Group, Inc. Master Services Agreement, and APS of Hollywood, LLC Agreement for Pool Maintenance Services, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of June 20, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the June 20, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

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

This item was addressed following Item 11 D.

C. Field Operations Report: FirstService Residential, Inc.

Ms. Artega reported the following:

➤ Parking continues to be an issue. Vehicles frequently park on the side of the street, despite repeated notifications to homeowners. Homeowners frequently complain that their vehicles are blocked, and on-site towing after hours and on the weekends is not offered.

Discussion ensued regarding the towing company, a Towing Committee, addressing resident complaints and concerns, emailing residents about violations, and the Rules.

Mr. Earlywine noted the need to coordinate closely with the Towing company. If a different towing company is preferred, the Parking Rules can be updated, for example, to allow Staff to put stickers on cars or give 24-hours' notice. Mr. Kantarzhi stated the Board does not need to make a decision today; the HOA is actively stickering, sending e-blasts and reminders.

- Clubhouse: Some issues occurred and items were damaged. Contractors are being sought to fix the water dispenser and the recently broken chair. The warranty is being reviewed.
- Pool Rust Stain: The pool must be closed and drained to treat the surface.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the pool repair, was approved.

Discussion ensued regarding avoiding closing the pool during Spring Break. Mr. Kantarzhi will confirm the timing, which he believes is the third week of March.

Mr. Fife asked for parking lot lines to be installed at the Clubhouse. Homeowners asked for more handicapped accessible parking, but they have assigned parking spaces; with Architectural Review Committee (ARC) approval, they are free to do so.

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

- **NEXT MEETING DATE: February 20, 2026 at 11:00 AM**
 - **QUORUM CHECK**

Mr. Kantarzhi stated, with the meeting schedule change, the next meeting will be on February 6, 2026, rather than on February 20, 2026.

▪ **District Engineer: Langan Engineering and Environmental Services, Inc.**

This item, previously Item 11B, was presented out of order.

Ms. Torres noted that the CDD was asked to sign a Certification of Landscape Completion; however, a letter from the Landscape Architect is needed. It was noted that the request was sent to the Landscape Architect but there has been no response. Staff will follow up.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

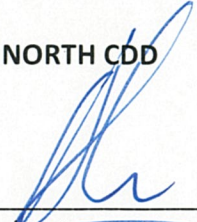
Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the meeting adjourned at 11:44 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair