

**STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 21, 2023**

A. CALL TO ORDER

The April 21, 2022, Regular Board Meeting of the Stellar North Community Development District (the “District”) was called to order at 10:52 a.m. in a Conference Room of the Goldbetter Miami Business Center located at 1031 Ives Dairy Road, Bldg. 4, Suite 228, Miami, Florida 33179.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on April 11, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman Michael Caputo, Vice Chairman Timothy Smith and Supervisor Jon Seifel.

Also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; District Engineer Leonardo Rodriguez of Langan Engineering; Investment Banker Jon Kessler of FMS Bonds, Inc. (via phone); and Trustee Robert Hedgecock of US Bank (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

Mrs. Perez added under New Business a Discussion Regarding the District Granting the Association the Ability to Build Structures and Maintain Trash Receptacles Areas on District Owned Tract.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. October 21, 2022, Regular Board Meeting

The minutes of the October 21, 2022, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and passed unanimously approving the minutes of the October 21, 2022, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Discussion Regarding Allstate Aquatic Management Agreement

It has been determined that prior to considering the engagement of aquatic services, conveyances to the District need to be completed. Once said actions have been completed, the Board may consider engaging said services. The presented proposal was tabled to a future date.

2. Discussion Regarding Landscaping Proposals

This item was tabled to a future date. In the meantime, District management was directed to negotiate a lower cost.

3. Discussion Regarding First Service Residential Proposals

Two proposals were presented by First Service Residential. Mrs. Perez noted that the oversight and issuance of access control fobs for the pool area and janitorial/porter services for amenity areas, mailbox areas, pool area, including but not limited to the cleaning of the pool bathrooms, pool furniture, inclusive of trash removal from all areas, with services being provided three (3) times per week, which will consist of Mondays, Wednesdays and Fridays at 5 hours per day, should suffice.

Ms. Wald noted that said services, as presented in the proposal, are not District related. She further indicated that the District cannot pay for services being rendered to the Association and advised that the SDS agreement was inclusive of field operations. She recommended that the District not engage First Service Residential, but rather enter into an agreement directly with the Association for the issuance of fobs and janitorial services, which would allow for the District to engage and manage the District vendors, resulting in a decreased cost.

A discussion ensued.

4. Consider Resolution No. 2023-01 – Amending the FY 22/23 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-01, entitled:

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT, REVISING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE DATES, TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT REVISED FISCAL YEAR 2022/2023 MEETING SCHEDULE

The Board of Supervisors of the Stellar North Community Development District (the “District”) will hold their regular meetings for fiscal year 2022/2023 at 10:30 a.m. in the Conference Room at the Goldbetter Miami Business Center located at 1031 Ives Dairy Road, Building 4, Suite 228, Miami, Florida 33179, as follows:

April 21, 2023
May 19, 2023
~~June 23, 2023~~ - Cancelled

August 18, 2023
September 15, 2023

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and passed unanimously adopting Resolution No. 2023-01, amended to reflect the cancellation of the June 23, 2023, meeting and adding a July 21, 2023, meeting date.

5. Consider Resolution No. 2023-02 – Adopting a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Date

This item was tabled to a future date.

6. Discussion Regarding District Granting Association Ability to Build Structures & Maintain Trash Receptacle Areas on District Owned Tract

A discussion ensued and Mr. Wald advised that location information was necessary in order to prepare a licensing agreement between the District and the Association.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of March 31, 2023, were \$30,943.54.

J. BOARD MEMBER COMMENTS

District management was asked to provide confirmation from the Trustee of the balance of the bond funds.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:08 a.m. on a **MOTION** made by Mr. Caputo, seconded by Mr. Smith and passed unanimously.

ATTESTED BY:



Secretary/Assistant Secretary



Chairperson/Vice-Chair