

Stellar North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://stellarnorthcdd.net>

August 7, 2026

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 August 14, 2026 at 11:00 a.m., or as soon thereafter as the matter may be heard, at the Goldbetter Miami Business Center (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 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; 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 2026/2027, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2026-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026/2027; 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. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication

ATTENDEES:

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

- B. Consideration of Resolution 2026-10, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Interlocal Access Agreement for Local Government Publication of Legal [Advertisements and Public Notices on County Designated Website]
7. Consideration of Resolution 2026-11, Authorizing and Approving the Change of Designated Registered Agent and Registered Office of Stellar North Community Development District
8. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Nowlen, Hol & Miner, P.A.
 - A. Consideration of Resolution 2026-12, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025
9. Ratification Items
 - A. FirstService Residential Property Management, Inc. Addendum to Facilities Management Agreement
 - B. Crime Prevention of Florida, LLC Security Services Agreement (*under separate cover due to public exemption*)
10. Acceptance of Unaudited Financial Statements as of June 30, 2026
11. Approval of May 8, 2026 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Langan Engineering and Environmental Services, Inc.*
 - C. Field Operations Manager: *FirstService Residential, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 4, 2026 at 11:00 AM
 - QUORUM CHECK

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

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

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

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756