

**MINUTES OF MEETING
STARLING COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Starling Community Development District was held on May 1, 2024 at 10:30 a.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present were:

Felipe Gonzalez
Rebekah Norton
Jarret English
Charles Cook

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Wes Haber (via telephone)
Sam Marshall
Jackie Larocque
Misty Taylor
Sara Zare

District Manager
District Counsel
Interim District Engineer
Atwell, LLC
Bond Counsel
MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:30 a.m.

Mr. Charles Cook, Mr. Jarret English, Mr. Felipe Gonzalez and Ms. Rebekah Norton, named in the Petition to Establish the District as Initial Board Supervisors, were present, in person. Mr. Ryan Futch, also named in the Petition to Establish the District as an Initial Board Supervisor, was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors (the following will be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Charles Cook, Mr. Jarret English, Mr. Felipe Gonzalez and Ms. Rebekah Norton. As experienced Board Members, all are familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations 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**

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-01,
Electing Certain Officers of the District, and
Providing for an Effective Date**

Mr. Adams presented Resolution 2024-01. Mr. Gonzalez nominated the following slate:

Chair	Felipe Gonzalez
Vice Chair	Rebekah Norton
Secretary	Chesley E Adams, Jr.
Assistant Secretary	Jarret English
Assistant Secretary	Charles Cook
Assistant Secretary	Ryan Futch
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, Resolution 2024-01, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-02,
Designating a Date, Time, and Location for
Landowners' Meeting of the District, and
Providing for an Effective Date**

Mr. Adams presented Resolution 2024-02.

The consensus was to schedule meetings on the first Wednesday of each month at 10:30 a.m., at the Charlotte County model center.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of June 5, 2024 at 10:30 a.m., at 23461 Collina Way, Port Charlotte, Florida 33980, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

**Consideration of the Following
Organizational Items:**

A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Adams presented Resolution 2024-03 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- Fee Agreement: Kutak Rock LLP**

Mr. Adams presented Resolution 2024-04 and the Kutak Rock LLP Retention and Fee Agreement.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, Resolution 2024-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

Mr. Haber asked all Supervisors to acknowledge, on the record, that, as Developer-affiliated Board Members, they have authority, under Chapter 190 and 112, to vote on matters that are related to Taylor Morrison even though they are Taylor Morrison employees. In an abundance of caution, they will each submit an initial Form 8B to disclose the continuing conflict present with them being a Developer/Landowner representative serving on the CDD Board; the Form 8B disclosures will be attached to meeting minutes when necessary.

C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2024-05.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-05, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2024-06, Appointing an Interim District Engineer for the Starling Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Atwell, LLC**

Mr. Adams presented Resolution 2024-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Cook and seconded by Ms. Norton, with all in favor, Resolution 2024-06, Appointing Atwell, LLC as Interim District Engineer for the Starling Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Adams presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, the Request for Qualifications for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members waived the allowable \$200 per meeting compensation.

G. Resolution 2024-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Adams presented Resolution 2024-07.

On MOTION by Ms. Norton and seconded by Mr. Gonzalez, with all in favor, Resolution 2024-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and 23461 Collina Way, Port Charlotte, Florida 33980 as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

H. Resolution 2024-08, Designating the Location of the Local District Records Office and Providing an Effective Date

Mr. Adams presented Resolution 2024-08.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-08, Designating 23461 Collina Way, Port Charlotte, Florida 33980 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

I. Resolution 2024-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Adams presented Resolution 2024-09.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- J. Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2024-10.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- K. Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Adams presented Resolution 2024-11.

On MOTION by Mr. Cook and seconded by Ms. Norton, with all in favor, Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- L. Resolution 2024-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-12.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District; and Providing for an Effective Date

Mr. Adams presented Resolution 2024-13.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District; and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Adams presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

O. Strange Zone, Inc., Quotation #M24-10117 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Adams presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, the Strange Zone, Inc., Quotation #M24-10117 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Adams presented the ADA Site Compliance proposal.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

- Q. Resolution 2024-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

I. Rules of Procedure

II. Notices of Rule Development and Rulemaking

These items were included for informational purposes.

Mr. Adams presented Resolution 2024-14.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-14, to Designate Date, Time and Place of July 3, 2024 at 10:30 a.m., at 23461 Collina Way, Port Charlotte, Florida 33980, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- R. Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-15.

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES: June 5, 2024; July 3, 2024; August 7, 2024 and September 4, 2024

TIME: 10:30 AM

LOCATION: 23461 Collina Way, Port Charlotte, Florida 33980

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

It was suggested that the Clubhouse might be a more suitable meeting location. It was noted that the Clubhouse has a different address. Mr. Adams stated that the Resolutions requiring a meeting location address will be supplemented with the correct address accordingly.

S. Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2024-16.

On MOTION by Mr. Cook and seconded by Mr. Gonzalez, with all in favor, Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking items:

A. Resolution 2024-17, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Adams presented Resolution 2024-17.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-17, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2024-18, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date

Mr. Adams presented Resolution 2024-18.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-18, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.

C. Resolution 2024-19, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Mr. Adams presented Resolution 2024-19.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-19, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2024-20, Approving the Proposed Budgets for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 Setting Public Hearings Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2024-20. He reviewed the proposed Fiscal Year 2024 and Fiscal Year 2025 budgets, which are both Landowner-funded, with expenses funded as they are incurred. The Fiscal Year 2024 budget is a partial-year budget. The Fiscal Year 2025 budget anticipates the Management Fee increasing to \$4,000 per month after bonds are issued.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, Resolution 2024-20, Approving the Proposed Budgets for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 Setting Public Hearings Thereon Pursuant to Florida Law on July 3, 2024 at 10:30 a.m., at 23461 Collina Way, Port Charlotte, Florida 33980; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Budget Funding Agreements

Mr. Adams presented the Budget Funding Agreements.

I. Fiscal Year 2023/2024

II. Fiscal Year 2024/2025

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, the Fiscal Year 2023/2024 and the 2024/2025 Budget Funding Agreements, were approved.

- C. Resolution 2024-21, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date**
Mr. Adams presented Resolution 2024-21.

On MOTION by Mr. Cook and seconded by Mr. Gonzalez, with all in favor, Resolution 2024-21, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

- D. Resolution 2024-22, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**
Mr. Adams presented Resolution 2024-22.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, Resolution 2024-22, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2024-23, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**
Mr. Adams presented Resolution 2024-23.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-23, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2024-24, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-24.

On MOTION by Mr. Cook and seconded by Mr. Gonzalez, with all in favor, Resolution 2024-24, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2024-25, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Adams presented Resolution 2024-25.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-25, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. E-Verify Memorandum with MOU**

Mr. Adams presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, the acknowledging the E-Verify Memo requirements, as set forth in the Memorandum, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Mr. Adams presented the Bond Financing Team Funding Agreement.

On MOTION by Ms. Norton and seconded by Mr. Gonzalez, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals**I. Underwriter/ Investment Banker: MBS Capital Markets**

Mr. Adams noted that the MBS Capital Markets, LLC (MBS) Agreement for Underwriting Services is not included and asked Ms. Zare to outline the key provisions of the Agreement.

Ms. Zare stated the Agreement is similar to others generally used for Taylor Morrison transactions. The Agreement describes MBS's role as Underwriter, which is to structure, market and sell the bonds. The fee is disclosed and is only realized upon closing of a bond transaction.

On MOTION by Mr. Cook and seconded by Mr. Gonzalez, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services, was approved.

II. Bond Counsel: Bryant Miller Olive PA

Mr. Adams noted that Bond Counsel was incorrectly listed on the agenda letter.

Ms. Taylor presented the Bryant Miller Olive P.A. Bond Counsel Retainer Agreement.

On MOTION by Mr. Cook and seconded by Mr. Gonzalez, with all in favor, the Bryant Miller Olive P.A. Bond Counsel Retainer Agreement, was approved.

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

Mr. Adams presented the US Bank, NA Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, the Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2024-26, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Adams presented Resolution 2024-26. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-26, Designating a Date, Time, and Location of July 3, 2024 at 10:30 a.m., at 23461 Collina Way, Port Charlotte, Florida 33980, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Marshall presented the Master Engineer's Report dated January 2024 and Revised April 2024, which includes a brief summary of the improvements for which the CDD will be responsible and an estimate of the total probable Capital Improvement Plan (CIP) costs.

There were no questions.

E. Presentation of Master Special Assessment Methodology Report

Mr. Adams presented a summary of the Master Special Assessment Methodology Report dated May 1, 2024. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The land within the CDD consists of slightly less than 297 acres.
- The anticipated total CIP costs were estimated at \$33,790,900.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, would be \$46,900,000.
- No bond assessments are allocated to any private amenities or government property.

F. Resolution 2024-27, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to

be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Mr. Adams presented Resolution 2024-27.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-27, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

- G. Resolution 2024-28, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Starling Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

Mr. Adams presented Resolution 2024-28.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, Resolution 2024-28, Setting a Public Hearing on July 3, 2024 at 10:30 a.m., at 23461 Collina Way, Port Charlotte, Florida 33980, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Starling Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

- H. Resolution 2024-29, Authorizing the Issuance of Not Exceeding \$46,900,000 Aggregate Principal Amount of Starling Community Development District Bonds, in One or More Series, for the Purpose of Financing the Design, Acquisition, Construction and/or

Reconstruction by the District of the Public Improvements And Community Facilities Permitted By the Provisions of Chapter 190, Florida Statutes, as Amended, and The Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Ms. Taylor distributed and presented Resolution 2024-29, which authorizes issuance of not-to-exceed \$46,900,000 aggregate principal amount of bonds.

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, Resolution 2024-29, Authorizing the Issuance of Not Exceeding \$46,900,000 Aggregate Principal Amount of Starling Community Development District Bonds, in One or More Series, for the Purpose of Financing the Design, Acquisition, Construction and/or Reconstruction by the District of the Public Improvements And Community Facilities Permitted By the Provisions of Chapter 190, Florida Statutes, as Amended, and The Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Mr. Haber presented the Acquisition Agreement, which Mr. Adams previously distributed to the Board Members.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, the Acquisition Agreement, in substantial form, and authorizing the Chair to execute once finalized and approved by both parties, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Haber reminded the Developer Representatives and the District Engineer that utilities or other improvements to ultimately be conveyed to the County must be run through the CDD first, based on the Acquisition Agreement.

B. District Engineer (Interim): Atwell, LLC.

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

There were no District Engineer or District Manager reports.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

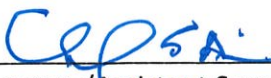
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, the meeting adjourned at 11:30 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair