

**MINUTES OF MEETING
STARLING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Starling Community Development District held a Public Hearing and Regular Meeting on September 4, 2024 at 10:30 a.m., at 23461 Collina Way, Port Charlotte, Florida 33980.

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)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:32 a.m.

Supervisors Gonzalez, Norton, English and Cook were present. Supervisor Futch was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Felipe Gonzalez (the following will be provided in a separate package)

Mr. Adams stated the Oath of Office was administered to Mr. Gonzalez prior to the meeting. As an experienced Board Member, Mr. Gonzalez is 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**Ratification of Resolution 2024-31, Electing Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-31, which was previously executed and designated Mr. Gonzalez as Chair, Ms. Norton as Vice Chair and the remainder of the Board Members as Assistant Secretaries.

On MOTION by Mr. Cook and seconded by Ms. Norton, with all in favor, Resolution 2024-31, Electing Certain Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**

These items were presented for informational purposes.

- C. Master Engineer's Report (for informational purposes)**
- D. Master Special Assessment Methodology Report (for informational purposes)**

Mr. Earlywine stated the Master Engineer's Report and the Master Special Assessment Methodology Report were presented previously and are included in the agenda for informational purposes.

Mr. Adams opened the Public Hearing.

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.

The Board, sitting as the Equalizing Board, did not make any adjustments to the assessment levels.

- E. Consideration of Resolution 2024-37, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

On MOTION by Ms. Norton and seconded by Mr. Cook, with all in favor, Resolution 2024-37, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-38, Designating Dates, Times and Locations for Regular Meetings of the Board of

**Supervisors of the District for Fiscal Year
2024/2025 and Providing for an Effective
Date**

Mr. Adams presented Resolution 2024-38. He noted that, with this meeting schedule, the January meeting would fall on New Year's day. Should a January meeting be necessary, a Special Meeting can be scheduled and advertised.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Delete January 2025 meeting

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2024-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2024. While no funding requests were submitted as of July 31, 2024, bills have been received totaling \$8,886 and a Landowner advance of \$13,500 was received. These will be sent to the primary Landowner's attention for funding, as Funding Request No. 1.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

**Approval of August 7, 2024 Public
Hearings, Regular Meeting and Audit
Committee Meeting Minutes**

On MOTION by Ms. Norton and seconded by Mr. Gonzalez, with all in favor, the August 7, 2024 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Haber stated the bond validation hearing was held on August 23, 2024 and the final judgement approving validation was signed on August 27, 2024. After the 30-day appeal period and completion of the remaining requirements, the prerequisites for bond issuance will be met.

The Board and Staff discussed the size and timing of the bond issuance and the assessment levels.

Mr. Adams stated that a Supplemental Assessment Methodology Report and Delegation Resolution will be presented at a Board Meeting before the bonds are marketed.

B. District Engineer: Atwell, LLC.

There was no report.

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

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting date will be determined.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

A Board Member asked about Mr. Wrathell being an Assistant Secretary. Mr. Adams stated that employees of District Management do not serve as CDD Supervisors; rather, some serve as nonvoting officers of the CDD for the purposes of executing documents and conducting necessary CDD business.

A Board Member stated that three funding requests were sent; one sent via Federal Express was lost and will be re-sent.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gonzalez and seconded by Mr. Cook, with all in favor, the meeting adjourned at 10:45 a.m.
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Cop SAL
Secretary/Assistant Secretary

[Signature]
Chair/Vice Chair