

**MINUTES OF MEETING
STARLING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Starling Community Development District held a Regular Meeting on November 5, 2025 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955.

Present:

Rebekah Norton	Vice Chair
Jarret English	Assistant Secretary
Ryan Futch	Assistant Secretary

Also present:

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel
Misty Taylor (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:30 a.m. Supervisors Futch, Norton and English were present. Supervisors Gonzalez and Cook were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Charles Cook
[Seat 3]**

On MOTION by Ms. Norton and seconded by Mr. Futch, with all in favor, the resignation of Charles Cook from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - 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**

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Adams presented Resolution 2026-01. Ms. Norton nominated the following:

Felipe Gonzalez	Chair
Rebekah Norton	Vice Chair
Jarret English	Assistant Secretary
Ryan Futch	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Charles Cook	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Chesley E Adams, Jr.	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Norton and seconded by Mr. Futch, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Presentation of Master's Engineer's Report
(for informational Purposes)**

Mr. Adams stated the Master's Engineer's Report is included for informational purposes.

SEVENTH ORDER OF BUSINESS**Presentation/ Consideration of Final
Supplemental Special Assessment
Methodology Report**

Mr. Adams presented the Supplemental Special Assessment Methodology Report dated October 17, 2025. The Methodology anticipates the Capital Improvement Plan (CIP) costs being funded via assessments and Landowner contributions. He discussed the Methodology Development Program, CIP, Financing Program, Assessment Methodology, and the Appendix Tables. He noted the following:

- A total of 774 residential units are anticipated. Only 764 of those units will have debt service assessments levied against them because they are already under contract or have been built in the current year.
- The total par amount of bonds to be issued, including the costs of financing, capitalized interest and debt service reserve is \$12,530,000 to finance costs of \$10,900,000.
- The difference between the overall CIP program and the amount to be issued is \$22,890,900, as determined by the District Engineer; will be contributed by the Developer.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-02,
Making Certain Findings; Approving the
Supplemental Assessment Report; Setting
Forth the Terms of the Series 2025 Bonds;
Confirming the Maximum Assessment Lien
Securing the Series 2025 Bonds; Levying
and Allocating Assessments Securing Series
2025 Bonds; Addressing Collection of the
Same; Providing for the Application of
True-Up Payments; Providing for a
Supplement to the Improvement Lien
Book; Providing for the Recording of a
Notice of Special Assessments; and**

Providing for Conflicts, Severability, and an Effective Date

Mr. Haber presented Resolution 2026-02.

On MOTION by Mr. Futch and seconded by Ms. Norton, with all in favor, Resolution 2026-02, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2025.

The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of August 15, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Norton and seconded by Mr. English, with all in favor, the August 15, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Haber stated that he and the District Engineer are finalizing acquisition packages so that the CDD can use proceeds from the bond issue to pay for certain utility improvements already acquired by the CDD and pay for other improvements that the CDD will acquire, after the bond closing.

▪ Consideration of Ancillary Documents

This item was an addition to the agenda.

Mr. Haber briefly reviewed the following Ancillary Documents:

- **Acquisition Agreement**
- **Completion Agreement**
- **True-Up Agreement**
- **Collateral Assignment Agreement**

On MOTION by Ms. Norton and seconded by Mr. English, with all in favor, the Acquisition Agreement, Completion Agreement, True-Up Agreement and Collateral Assignment Agreement, all in substantial form, and authorizing the Chair or Vice Chair to execute, were approved.

B. District Engineer: Atwell, LLC.

There was no District Engineer report.

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

• UPCOMING MEETINGS

- **DECEMBER 3, 2025 at 10:30 AM**
- **JANUARY 7, 2026 at 10:30 AM**
- **QUORUM CHECK**

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. Norton and seconded by Mr. English, with all in favor, the meeting adjourned at 10:43 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

STARLING CDD

November 5, 2025

Cephalo
Secretary/Assistant Secretary

Fay Ziff
Chair/Vice Chair