

**MINUTES OF MEETING
STARLING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Starling Community Development District held a Regular Meeting on January 7, 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955.

Present:

Felipe Gonzalez
Rebekah Norton
Jarret English

Chair
Vice Chair
Assistant Secretary

Also present:

Chuck Adams
Wes Haber (via telephone)
Adam Smalley

District Manager
District Counsel
Taylor Morrison (appointed at meeting)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Gonzalez, Norton and English were present. Supervisor Futch was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Mr. Gonzalez nominated Adam Smalley to fill Seat 3. No other nominations were made.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Adam Smalley. He provided the following:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2026-03.

Mr. Gonzalez nominated the following:

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

No other nominations were made.

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 Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2026-03, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Ratifying, Confirming and Approving the Sale of the District’s Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District’s Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2026-04.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2026-04, Ratifying, Confirming and Approving the Sale of the District’s Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District’s Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance

On MOTION by Ms. Norton and seconded by Mr. Gonzalez, with all in favor, the Disclosure of Public Finance and authorizing Staff to record it in the public record, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [November 3, 2026 – Seats 3, 4 & 5]

Mr. Adams presented Resolution 2026-05. Seats 3, 4 and 5, currently held by Mr. Smalley, Mr. Jarret and Ms. Norton, respectively, will be up for election at the Landowners' Election.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, Resolution 2026-05, Designating November 3, 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955 as the Date, Time and Location for the Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Gonzalez and seconded by Ms. Norton, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of November 30, 2025**

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

The financials were accepted.

TENTH ORDER OF BUSINESS

**Approval of November 5, 2025 Regular
Meeting Minutes**

On MOTION by Ms. Norton and seconded by Mr. Gonzalez, with all in favor, the November 5, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Atwell, LLC.**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: February 4, 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 Mr. Gonzalez and seconded by Ms. Norton, with all in favor, the meeting adjourned at 10:39 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair