

**MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Saltmeadows Community Development District was held on July 7, 2022 at 1:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr., Sarasota, Florida 34201.

Present at the meeting were:

| | |
|-----------------|---------------------|
| Garth Noble | Chair |
| Martha Schiffer | Assistant Secretary |
| Chris Torres | Assistant Secretary |

Also present were:

| | |
|----------------------------------|---|
| Craig Wrathell | District Manager |
| Kristen Suit | Wrathell, Hunt and Associates, LLC |
| Meredith Hammock (via telephone) | District Counsel |
| Ashton Bligh (via telephone) | Bond Counsel |
| Megan Germino | Meritage Homes Regional HOA Coordinator |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:15 p.m. He stated this is the first meeting of the Saltmeadows CDD. Mr. Garth Noble, Mr. Chris Torres and Ms. Martha Schiffer, named in the Petition to Establish the District as Initial Board Supervisors, were present, in person. Mr. Jerry Tomberlin and Mr. John Kakridas also named in the Petition to Establish the District as Initial Board Supervisors, were not present.

SECOND ORDER OF BUSINESS

Public Comments

This item was addressed following the Third Order of Business.

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. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Noble, Mr. Torres and Ms. Schiffer. All were familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Earlywine and Ms. Hammock addressed Form 8B with the Supervisors at a meeting of another CDD. In an abundance of caution, they were advised to complete Form 8B to disclose their affiliation with the Landowner. The Supervisors were reminded to complete and file Form 1 with the Supervisor of Election in their County of residence, within 30 days to avoid being fined.

▪ **Public Comments**

This item, previously the Second Order of Business, was presented out of order.

No members of the public spoke.

Ms. Hammock reminded the Board Members that, as public officials, the Florida Ethics Law applies to them and they should contact District Counsel’s office with any questions or concerns.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-01. Mr. Noble nominated the following slate of officers:

- | | |
|---------------------|-----------------|
| Chair | Garth Noble |
| Vice Chair | Chris Torres |
| Secretary | Craig Wrathell |
| Assistant Secretary | Martha Schiffer |
| Assistant Secretary | Jerry Tomberlin |

| | |
|---------------------|----------------|
| Assistant Secretary | John Kakridas |
| Assistant Secretary | Kristen Suit |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeff Pinder |

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-02. Ms. Suit will be designated Proxy Holder.

On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of August 15, 2022 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr., Sarasota, Florida 34201, 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 Matters:

- A. Resolution 2022-03, 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. Wrathell presented Resolution 2022-03 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 Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-03, 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 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *KE Law Group, PLLC***

Mr. Wrathell presented Resolution 2022-04 and the KE Law Group, PLLC Fee Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, Resolution 2022-04, Appointing KE Law Group, PLLC, as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-05.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the 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 2022-06, Appointing an Interim District Engineer for the Saltmeadows Community Development District, Authorizing Its Compensation and Providing an Effective Date

- **Interim Engineering Services Agreement: *ZNS Engineering***

Mr. Wrathell presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, Resolution 2022-06, Appointing ZNS Engineering, L.C., as the Interim District Engineer for the Saltmeadows Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

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

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

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Request for Qualifications (RFQ) 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 declined compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

This item was deferred.

H. Resolution 2022-08, 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. Wrathell presented Resolution 2022-08.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-08, 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 Ms. Schiffer and seconded by Mr. Torres, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2022-09, 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. Wrathell presented Resolution 2022-09.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-09, 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.

- J. Resolution 2022-10, 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. Wrathell presented Resolution 2022-10. All records will be retained.

On MOTION by Mr. Torres and seconded by Mr. Noble, with all in favor, Resolution 2022-10, 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.

- K. Resolution 2022-11, 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. Wrathell presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, Resolution 2022-11, 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.

- L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-12.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

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

Mr. Wrathell presented the RFP For Annual Audit Services.

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

On MOTION by Mr. Torres and seconded by Ms. Schiffer, 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.

N. Strange Zone, Inc., Quotation #M22-1026 for District Website Design, Maintenance and Domain Web-Site Design Agreement

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

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Strange Zone, Inc., Quotation #M22-1026 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

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

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, 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.

P. Resolution 2022-13, 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 [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2022-13.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-13, to Designate Date, Time and Place of September 6, 2022 at 1:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr., Sarasota, Florida 34201, 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.

Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

This item was deferred. The Meeting Schedule for Fiscal Year 2022/2023 will be presented at the next meeting. The Fiscal Year 2023 Operations and Maintenance (O&M) budget, will be presented at the September meeting and an amended budget to include the Field O&M portion will be presented in December.

R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-15.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Wrathell stated new legislation requires CDDs to prepare and submit a 20-year Stormwater Management Needs Analysis Report to document the CDD's anticipated future stormwater system needs. Management will send a letter stating that the CDD recognizes the requirement but does not own or operate a stormwater system at this time and that, upon receipt or construction of such facilities, the Report will be prepared and submitted.

BANKING ITEMS

**Consideration of the Following Banking
Items:**

A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-16. Funding requests should be sent to Ms. Schiffer.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2022-16, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-17.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

**Consideration of the Following Budgetary
Items:**

A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-18. He reviewed the proposed Fiscal Years 2022 and 2023 budgets. The CDD is Landowner-funded, so expenses will be funded as incurred.

Discussion ensued about the Fiscal Year 2024 budget, partially transitioning to on-roll assessments and pro-rating the O&M assessments at closing.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 6, 2022 at 1:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr., Sarasota, Florida 34201; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year Budget Funding Agreements [2021/2022 and 2022/2023]

Mr. Wrathell presented the Budget Funding Agreements for Fiscal Years 2022 and 2023 and suggested approval in substantial form.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the Budget Funding Agreements for Fiscal Years 2022 and 2023, in substantial form, were approved.

C. Resolution 2022-19, 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

Mr. Wrathell presented Resolution 2022-19.

On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, Resolution 2022-19, 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, was adopted.

D. Resolution 2022-20, 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. Wrathell presented Resolution 2022-20.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-20, 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 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-22.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-22, 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 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23.

On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. Consideration of E-Verify Memo with MOU**

Mr. Wrathell presented District Counsel’s E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, acknowledging the E-Verify requirements, as set forth in the Memorandum of Understanding, 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. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the FMSbonds, Inc. Agreement for Underwriter Services and G-17 Disclosure, was approved.

II. Bond Counsel: *Greenberg Traurig, P.A.*

Mr. Wrathell presented the Greenberg Traurig, P.A., Agreement for Bond Counsel Services.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, engaging Greenberg Traurig, PA as Bond Counsel and authorizing the Chair to execute the Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

Mr. Wrathell presented the U.S. Bank Trust Company, N.A., Engagement Letter.

On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, the U.S. Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2022-24, 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. Wrathell presented Resolution 2022-24 and read the title. This Resolution enables placement of the assessments on the tax bill, utilizing the Property Appraiser and Tax Collector.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-24, Designating September 6, 2022 at 1:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr., Sarasota, Florida 34201, as the 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, was adopted.

D. Presentation of Master Engineer's Report

Mr. Wrathell presented the Master Engineer's Report dated July 7, 2022. He noted the following:

- The CDD consists of 238.10 acres, with 561 total units anticipated.
- The Capital Improvement Plan (CIP) infrastructure components includes roadways, stormwater management facilities, utilities, hardscape, underground conduit, amenities, wetland conservation and mitigation, professional services and off-site improvements.

Discussion ensued regarding identifying soft costs and further clarification in the Report.

The recent boundary amendment will necessitate revising Exhibit A. Mr. Wrathell stated that the boundary amendment corrects the scrivener's error in the original Legal Description.

He will discuss the recommendation to include it in the Mailed Notices with Mr. Earlywine, to avoid having to conduct another assessment public hearing.

Mr. Noble asked Staff to make sure all relevant Exhibits have the corrected Legal Description and that the plat dedication information is correct. Ms. Hammock confirmed that an amended Notice of Establishment will be filed once the CDD boundaries are amended. Mr. Wrathell suggested Mr. Noble send the prospective plat language to District Counsel for review.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated July 7, 2022, which reflects the data included in the Engineer’s Report. He discussed the Development Program and the special and peculiar benefits to the units, in relation to the CIP. He noted the following:

- The CDD consists of approximately 238.10 acres, before the prospective boundary amendment.
- The Developer of the project is Meritage Homes of Florida, Inc.
- 561 total residential units are anticipated.
- The CIP is estimated at approximately \$31,492,498 million.
- The maximum par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, would be \$41,800 million.

Mr. Wrathell discussed Equivalent Residential Units (ERUs), assessments, lienability tests, True-Up Mechanism and Appendix Tables. In response to a question about front footage and possibly changing product type, Mr. Wrathell recommended discussing the possibility of creating a separate category in the Engineer’s Report with the District Engineer.

F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2022-25 and read the title. Applicable amounts and information will be inserted into the Resolution.

Ms. Hammock stated that District Counsel is trying to get the boundary amendment added to the County Commissioner’s August 4, 2022 agenda but, if that is not possible, the next available date is September 13, 2022, which is after the public hearing date.

Discussion ensued regarding the ability to continue the August 4, 2022 meeting and ensuring that the Published Notice includes the revised Legal Description.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for September 6, 2022 at 1:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr., Sarasota, Florida 34201; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. **Resolution 2022-26, Authorizing the Issuance of Not to Exceed \$26,000,000 Aggregate Principal Amount of Saltmeadows Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Saltmeadows Community Development District, Manatee County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable from Special Assessments Assessed and Levied on the Property Within the District Benefited By the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Ms. Bligh presented Resolution 2022-26, which accomplishes the following:

- Authorizes issuance of not to exceed \$41,800,000 aggregate principal amount of bonds, instead of the \$26 million listed.
- Authorizes and approves the execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, N.A., as Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to proceed with filing for validation.

As previously discussed, the following change will be made to Resolution 2022-26:

Title, Third Whereas Clause and where necessary: Change “26,000,000” to “41,800,000”

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2022-26, as amended, Authorizing the Issuance of Not to Exceed \$41,800,000 Aggregate Principal Amount of Saltmeadows Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Saltmeadows Community Development District, Manatee County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable from Special Assessments Assessed and Levied on the Property Within the District Benefited By the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

CONSTRUCTION ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Construction Related Items:

Ms. Hammock presented the following and recommended approval, in substantial form:

A. Acquisition Agreement

Mr. Wrathell discussed the backup documents required to process the Acquisition of Work Product and Acquisition Improvement Package and the ability to reimburse the Landowner for advance funding of CDD improvements, once the bonds are issued.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the Acquisition Agreement, in substantial form, was approved.

B. Temporary Construction Easement

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, the Temporary Construction Easement Agreement, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was no report.

B. District Engineer (Interim): *ZNS Engineering*

There was no report.

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

The Landowners' meeting will be on August 15, 2022 and the next Regular Meeting and Public Hearings will be on September 6, 2022.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

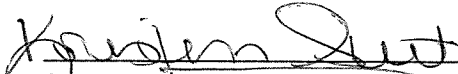
Public Comments

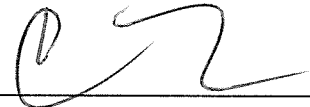
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, the meeting adjourned at 2:56 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair