

**MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltmeadows Community Development District held Multiple Public Hearings and a Regular Meeting on 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.

Present at the meeting were:

Chris Torres	Vice Chair
Martha Schiffer	Assistant Secretary
John Kakridas	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Jeb Mulock (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:03 p.m. Supervisors Torres, Schiffer and Kakridas were present. Supervisors Noble and Tomberlin were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Torres, Ms. Schiffer and Mr. Kakridas. The Oath of Office will be administered to Mr. Noble and Mr. Tomberlin at the next meeting.

- 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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-27, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit presented Resolution 2022-27. The results of the Landowners’ Election, were as follows:

Seat 1	Garth Noble	238 Votes	4-Year Term
Seat 2	Chris Torres	236 Votes	2-Year Term
Seat 3	Martha Schiffer	236 Votes	2-Year Term
Seat 4	Jerry Tomberlin	238 Votes	4-Year Term
Seat 5	John Kakridas	236 Votes	2-Year Term

On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, Resolution 2022-27, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-28, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2022-28. Mr. Torres nominated the following slate:

Chair	Garth Noble
Vice Chair	Chris Torres
Secretary	Craig Wrathell
Assistant Secretary	Martha Schiffer
Assistant Secretary	John Kakridas
Assistant Secretary	Jerry Tomberlin
Assistant Secretary	Kristen Suit

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, Resolution 2022-28, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Saltmeadows Community Development District in Accordance

with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2022-29 and read the title.

On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Mr. Kakridas, with all in favor, Resolution 2022-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Saltmeadows Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH 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

- *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.*
- *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.*

These items occurred below.

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

C. Engineer's Report *(for informational purposes)*

These items were included for informational purposes.

On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, the Public Hearing was opened.

- ***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.***

Mr. Mulock stated that the Engineer's Report is unchanged since the last meeting.

Mr. Earlywine stated that all findings and information regarding benefits, justification for the assessments, assessments being fair and being reasonably allocated, etc., are set forth in both Reports and in Resolution 2022-30.

D. Master Special Assessment Methodology Report *(for informational purposes)*

Ms. Suit noted that the Master Special Assessment Methodology Report accomplishes the following:

- The maximum par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, would be \$41,800 million.
- The CIP is estimated at approximately \$31,492,498 million.
- The bond period will be 30-years, following a 24 month Capitalized Interest Period.
- The bond assessments will be levied on approximately 238.10 gross acres, at a rate of \$175,556.49 per acre.

No affected property owners spoke.

- ***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 made no changes to the assessment levels.

On MOTION by Ms. Schiffer and seconded by Mr. Kakridas, with all in favor, the Public Hearing was closed.

- E. **Consideration of Resolution 2022-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Ms. Suit presented Resolution 2022-30 and read the title.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, Resolution 2022-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

- A. **Affidavit of Publication**

The affidavit of publication was included for informational purposes.

- B. **Consideration of Resolution 2022-31, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning May 5, 2022, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit reviewed the proposed Fiscal Year 2021/2022 budget.

On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Mr. Kakridas, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-31.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, Resolution 2022-31, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning May 5, 2022, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-32, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit reviewed the proposed Fiscal Year 2022/2023 budget, which is a full-year, Landowner-funded budget.

Mr. Earlywine stated the bond validation hearing is scheduled for October 31, 2022 so the earliest bonds can be issued will be early December but the Board can choose to delay issuance.

Ms. Suit noted that Management will continue charging a reduced Management fee of \$2,000 per month fee until the bonds are issued. Once the bonds are issued, the full fee will take effect.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Mr. Kakridas, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-32.

On MOTION by Mr. Kakridas and seconded by Mr. Torres, with all in favor, Resolution 2022-32, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2022-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-33.

On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, Resolution 2022-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Ms. Suit presented Resolution 2022-14. The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: Third Monday of each month

TIMES: 12:00 PM

On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended, and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Ms. Suit presented the Unaudited Financial Statements as of July 31, 2022.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Unaudited Financial Statements as of July 31, 2022, were approved.

FOURTEENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Suit presented the following:

- A. July 7, 2022 Organizational Meeting**
- B. August 15, 2022 Landowners' Meeting**

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the July 7, 2022 Organizational Meeting and August 15, 2022 Landowners' Meeting Minutes, as presented, were approved.

FIFTEENTH 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***

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The October meeting will be cancelled. The next meeting will be on November 21, 2022.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

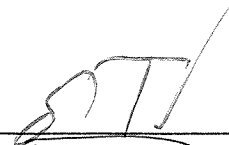
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the meeting adjourned at 1:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair