

**MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltmeadows Community Development District held a Regular Meeting on May 15, 2023 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201.

Present at the meeting were:

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

Also present were:

Kristen Suit	District Manager
Jonathan Johnson (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 12:02 p.m. Supervisors Noble, Torres, Schiffer and Kakridas were present. Supervisor Tomberlin was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors Noble [SEAT 1] (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. Noble. Mr. Noble was already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. 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
- D. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Supervisor Jerry Tomberlin [SEAT 4]; Term Expires November 2026

Ms. Suit presented Mr. Tomberlin’s resignation.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the resignation of Mr. Jerry Tomberlin from Seat 4, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4

- **Administration of Oath of Office to Appointed Supervisor**

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating Certain Officers of the District, and Providing for an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Saltmeadows Community Development District Special Assessment Bonds, Series 2022 (Assessment Area One); 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 Saltmeadows Community Development District Special Assessment Bonds, Series 2022 (Assessment Area One); Determining Such

Actions as Being In Accordance with the Authorization Granted by the Board; Providing A Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2023-05 and read the title.

On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Saltmeadows Community Development District Special Assessment Bonds, Series 2022 (Assessment Area One); 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 Saltmeadows Community Development District Special Assessment Bonds, Series 2022 (Assessment Area One); 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.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2023-06. She distributed a revised version of the proposed Fiscal Year 2024 budget that is in the agenda and another version that spreads the Operation & Maintenance (O&M) assessments equally for all product types.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2023-06, Approving the Proposed Budget for Fiscal Year 2023/2024, in the form that equally distributes the O&M assessments across all project types, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 17, 2023 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Ms. Suit presented Resolution 2023-07. The following change was made to the Fiscal Year 2024 Meeting Schedule:

DATES: Delete January meeting.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2023-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of SOLitude Lake Management, LLC, Lake Maintenance Services Agreement

Ms. Suit presented the SOLitude Lake Management, LLC, Lake Maintenance Services Agreement.

On MOTION by Mr. Torres and seconded by Mr. Noble, with all in favor, the SOLitude Lake Management, LLC, Lake Maintenance Services Agreement, in the amount of \$1,306 per month, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, the engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified.

- **Consideration of Retention and Fee Agreement**

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, the Kutak Rock LLP Retention and Fee Agreement, was approved.

THIRTEENTH ORDER OF BUSINESS

Ratification of the Acquisition of Phase 1A Stormwater & PVC Sanitary Sewer Pipe Improvements

Ms. Suit presented the Acquisition of Phase 1A Stormwater & PVC Sanitary Sewer Pipe Improvements.

On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, the Acquisition of Phase 1A Stormwater & PVC Sanitary Sewer Pipe Improvements, was ratified.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Noble and seconded by Mr. Kakridas, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

FIFTEENTH ORDER OF BUSINESS

Approval of November 21, 2022 Regular Meeting Minutes

Ms. Suit presented the November 21, 2022 Regular Meeting Minutes.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the November 21, 2022 Regular Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

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: June 19, 2023 at 12:00 PM**

- **QUORUM CHECK**

The meeting scheduled for June 19, 2023 will be cancelled. The next meeting will be July 17, 2023.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the meeting adjourned at 12:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair