MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Saltmeadows Community Development District held a Regular Meeting on May 20, 2024 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr, Sarasota, Florida 34201.

Present were:

Martha Schiffer	Vice Chair
Megan Germino	Assistant Secretary
John Kakridas	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Bennett Davenport (via telephone)	Kutak Rock LLP
Jeb Mulock (via telephone)	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 12:00 p.m. Supervisors Schiffer, Germino and Kakridas were present. Supervisor Noble 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 2**

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

This item was deferred.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-05, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 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 2024-06. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Ms. Suit reviewed the Assessment Comparison and stated that the Phase 1 and Phase 2 Series 2022 Operation & Maintenance (O&M) and Debt Service Assessments are unchanged as compared to Fiscal Year 2024.

On MOTION by Ms. Schiffer and seconded by Mr. Kakridas, with all in favor, Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 19, 2024 at 12:00 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.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-07.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Delete January 2025 and February 2025 meetings

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

Ms. Suit presented Resolution 2024-08. She noted that, should the Landowner choose, Mr. Earlywine will serve as Proxy Holder for the CDD.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-08, Ratifying the Actions of the District Manager in Redesignating the Time and Location for a Landowners' Meeting on November 5, 2024 to 11:00 a.m., at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202; Providing for Publication, Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Fitnessmith Quotes**

A. #EST4338 [Quarterly Preventative Maintenance Plan]

Ms. Suit presented Fitnessmith Quote #EST4338, in the annual amount of $1,000.

B. #021988 [Project Proposal]

Ms. Suit presented Fitnessmith Quote #021988, in the total amount of $59,333.61.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Fitnessmith Quote #EST4338, for quarterly maintenance, in the annual amount of $1,000; and Fitnessmith Quote #021988, for equipment, in the total amount of $59,333.61, were approved.

NINTH ORDER OF BUSINESS **Consideration of SOLitude Lake Management, LLC Services Contract [Midge Fly Treatments]**

Ms. Suit presented the SOLitude Lake Management, LLC Services Contract for Midge Fly Treatments, for ratification.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, SOLitude Lake Management, LLC Services Contract for Midge Fly Treatments, in the amount of $1,878.50, was ratified.

TENTH ORDER OF BUSINESS **Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement**

Ms. Suit presented the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement.

On MOTION by Ms. Germino and seconded by Ms. Schiffer, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, in the amount of $2,000 annually, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

It was noted that the Clubhouse building address can be utilized in the future.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of February 19, 2024 Regular Meeting Minutes**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the February 19, 2024 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that the last bond issuance will occur in the last quarter of 2024.

B. District Engineer: ZNS Engineering

There was no report.

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

- **NEXT MEETING DATE: June 17, 2024 at 12:00 PM**
  - **QUORUM CHECK**

The June 17, 2024 and July 15, 2024 meetings will be canceled. The next meeting will be on August 19, 2024 and will include the Public Hearing to adopt the Fiscal Year 2025 budget.

Mr. Earlywine stated he will prepare a Project Completion Resolution.

Discussion ensued regarding Public Hearings to adopt the Rules of Procedure and the Amenity Rules and Rates, which will be held on August 19, 2024, as well.

Ms. Schiffer stated that the Amenity Center will not open until September.

FIFTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 12:14 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair