

**MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

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

Present were:

Garth Noble
Martha Schiffer
Megan Germino

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Clif Fischer
Bennett Davenport (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:03 p.m.

Supervisors Noble, Schiffer and Germino were present. Supervisor Kakridas was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 2; Term Expires November
2024**

- **Administration of Oath of Office (the following will also be provided in a separate package)**

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligation 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**

Ms. Suit stated that Mr. Fischer's son-in-law offered to be appointed to the Board.

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

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

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

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2024-09. She stated the Fiscal Year 2025 budget is the same as the version presented at the last meeting. She reviewed Revenues and the Assessment Comparison Tables on Pages 1 and 9, respectively.

Ms. Suit noted the Fiscal Year 2025 assessments were kept flat, year over year.

No other affected property owners or members of the public spoke.

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

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-11, to Designate the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amenity Rules and Rates

- A. Amenity Rules and Rates**
- B. Notices of Rule Development and Rulemaking**

Ms. Suit presented Resolution 2024-11. She noted that Ms. Schiffer and Mr. Davenport worked on the Amenity Rules and Rates. Mr. Davenport discussed the advertising requirements

for the Public Hearing, and stated that the Amenity Rules and Rates can be used provisionally until they are officially adopted at the Public Hearing.

Discussion ensued regarding District Counsel incorporating additional stylistic changes, key fob replacement and rental room fees to the Rules and Rates.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2024-11, to Designate October 21, 2024 at 12:00 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 and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amenity Rules and Rates, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Eco-Logic Services Proposal for Lake Maintenance Services

Ms. Suit presented the Eco-Logic Services Proposal for Lake Maintenance Services. Eco-Logic will be the new provider, upon termination of SOLitude Lake Management. As this expense will exceed budget, a Deficit Funding Agreement will be necessary.

On MOTION by Mr. Noble and seconded by Ms. Germino, with all in favor, the Eco-Logic Services Proposal Agreement for Lake Maintenance Services, in the amount of 1,975 per month, was approved.

NINTH ORDER OF BUSINESS

Consideration of SOLitude Lake Management Services Contract: Annual Maintenance Service Renewal

Ms. Suit stated the agenda title is incorrect; this item is related to terminating the SOLitude Lake Management Services contract not renewing it.

On MOTION by Mr. Noble and seconded by Ms. Germino, with all in favor, terminating the SOLitude Lake Management Services Contract for Lake Maintenance Services, effective 30-days from the date of the termination letter, was approved.

TENTH ORDER OF BUSINESS**Consideration of Wetland Management Services Standard Agreement for Professional Services**

Ms. Suit stated this Agreement is for the final maintenance event; there were nine events, in total, in addition to the \$10,064.38 for planting, for which only \$5,000 was budgeted. A decision will be made closer to the end of Fiscal Year 2024 to determine if all or part of this expense needs to be included in the Deficit Funding Agreement.

Discussion ensued regarding whether planting is a CDD or Meritage Homes expense.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, the Wetland Management Services Standard Agreement for Professional Services, in the amount of \$3,390, and \$10,064.38 for plantings, 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.

- **Consideration of Goals and Objectives Reporting [HB7013 – Special Districts Performance Measures and Standards Reporting]**

This item was an addition to the agenda.

Ms. Suit distributed the Special Districts Performance Measures and Standards Reporting Memorandum, which explains the new requirement for special districts to develop goals and objectives. She presented the Performance Measures/Standards & Annual Reporting Form.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of May 20, 2024 Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the May 20, 2024 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: ZNS Engineering**

There were no District Counsel or District Engineer reports.

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

- **98 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: September 16, 2024 at 12:00 PM**
 - **QUORUM CHECK**

The September 16, 2024 meeting will be canceled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

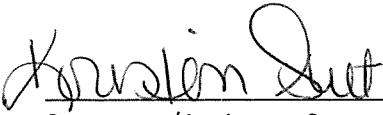
Public Comments

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 12:33 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair