

**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 November 18, 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
Megan Germino

Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Clif Fischer
Bennett Davenport (via telephone)
Jeb Mulock (via telephone)
Amber Sweeney
Jessica Reschke
Aimee Greenwood

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
Supervisor-Elect
Supervisor-Elect
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:00 p.m. Supervisors Schiffer and Germino were present. Supervisors Noble and Kakridas were not present. One seat was vacant. Ms. Suit stated that there is a quorum, as Supervisors-Elect Sweeney and Reschke and Ms. Greenwood, who will be appointed, are present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (Amber Sweeney - Seat 2, Martha Schiffer - Seat 3, Jessica Reschke

- Seat 5) (the following to be provided under a separate cover)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Amber Sweeney, Ms. Martha Schiffer and Ms. Jessica Reschke.

Ms. Suit and Mr. Davenport provided and explained the following:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, 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 2025-01. The results of the Landowners' Election were as follows:

Seat 2	Amber Sweeney	50 votes	4-year term
Seat 3	Martha Schiffer	50 votes	4-year term
Seat 5	Jessica Reschke	49 votes	2-year term

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Resolution 2025-01, 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

Acceptance of Resignation of Garth Noble [Seat 1]; Term Expires November 2026

Ms. Suit presented the resignation of Mr. Garth Noble from Seat 1.

On MOTION by Ms. Schiffer and seconded by Ms. Reschke, with all in favor, the resignation of Garth Noble from Seat 1, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Aimee Greenwood to Fill Unexpired Term of Seat 1

Ms. Schiffer nominated Ms. Aimee Greenwood to fill Seat 1.

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the appointment of Aimee Greenwood to Seat 1, was approved.

- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Aimee Greenwood.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-02. Ms. Schiffer nominated the following slate:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Jessica Reschke	Assistant Secretary
Amber Sweeney	Assistant Secretary
Aimee Greenwood	Assistant Secretary

No other nominations were made.

The Resolution removes the following officers from the Board as of November 18, 2024:

Garth Noble	Chair
John Kakridas	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Clifton Fischer	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Secretary

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Amending Resolution 2024-11 to Reset the Public Hearing Regarding the Rules Relating to Revised Amenity Rules and Rates, Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-03 and read the title.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-03, Amending Resolution 2024-11 to Reset the Public Hearing Regarding the Rules Relating to Revised Amenity Rules and Rates, Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Public Hearing on Adoption of Amenity Rules and Rates

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

A. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rulemaking**

These items were included for informational purposes.

B. Consideration of Resolution 2025-04, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-04 and reviewed the CDD's Amenity Rules and Rates.

No affected property owners or members of the public spoke.

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

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-04, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Florida State Fence Estimate #46554 for Hurricane Milton Damages

Ms. Suit presented Florida State Fence Estimate #46554 for Hurricane Milton Damage, in the amount of \$46,836.40.

Asked if moving forward with the fence repairs before the claim is paid out poses any legal issues, Mr. Davenport stated he will find out and report his findings.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Florida State Fence Estimate #46554 for Hurricane Milton Damage, in the amount of \$46,836.40, was approved.

TWELFTH ORDER OF BUSINESS**Ratification Items**

- A. DV Rents Agreement for Washout Repair Services
- B. Florida State Fence Estimate #45798 [Vinyl Repairs Along Boggy Creek Place]
- C. Kastro Lawn Maintenance and Landscaping
 - I. Invoice #10002926 [Fallen/Leaning Trees]
 - II. Proposal [One Time Cleanup, Westside of Property]
- D. Meritage Homes of Florida, Inc. Letter Agreement for Acquisition of Saltmeadows Phase 1B Utilities Improvements
- E. SOLitude Lake Management Services Contract [Midge Fly Treatment at Site 5]
- F. Trimmers Holiday Décor Proposal [Monument Garland \$1,720]
- G. Wetland Management Services, LLC Amended and Restated Agreement for Wetland Mitigation and Maintenance Services

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Ratification Items A through G, as described, were ratified.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-06,
Designating the Location of the Local
District Records Office and Providing an
Effective Date

This item was deferred.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of September 30, 2024

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

FIFTEENTH ORDER OF BUSINESS

**Approval of August 19, 2024 Public Hearing
and Regular Meeting Minutes**

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

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport reminded the Board Members to complete the required four hours of ethics training by December 31, 2024.

B. District Engineer: ZNS Engineering

There was no report.

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

- **NEXT MEETING DATE: December 16, 2024 at 12:00 PM**

- **QUORUM CHECK**

The December 16, 2024 meeting will be canceled.

The next meeting will likely be held on January 21, 2025, at 12:00 p.m., wherein the bond delegation award resolution will be presented.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS

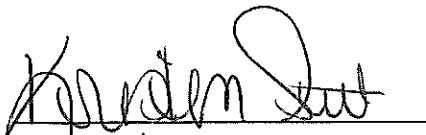
Public Comments

No members of the public spoke.

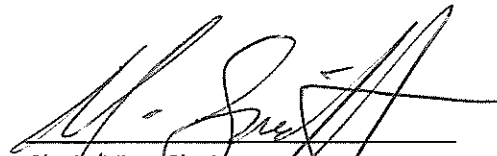
NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 12:32 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair