MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Saltmeadows Community Development District held a Regular Meeting on April 21, 2025 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201.

Present:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Aimee Greenwood	Assistant Secretary
Amber Sweeney	Assistant Secretary
Tyler Woody	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel

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

Ms. Suit called the meeting to order at 12:07 p.m. Supervisors Schiffer, Germino, Greenwood and Sweeney and Supervisor-Elect Woody were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Tyler Woody [Seat 5] (the following to be provided under separate cover)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tyler Woody. Mr. Woody is already familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations 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 2025-10, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-10. Ms. Schiffer nominated the following slate:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Amber Sweeney	Assistant Secretary
Aimee Greenwood	Assistant Secretary
Tyler Woody	Assistant Secretary

No other nominations were made.

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

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

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-10, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-11, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-11. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-11, Approving a Proposed Budget for Fiscal Year 2025/2026 and

Setting a Public Hearing Thereon Pursuant to Florida Law for July 21, 2025 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201, or elsewhere, if necessary; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January and February 2026 meetings

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-06, Designating 7585 Sand Marsh Avenue, Parrish, Florida 34219, as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Ratification of Acquisition of Phases 2A & 2B Improvements**

Ms. Suit presented the documents for acquisition of the Phases 2A & 2B Improvements.

> **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the acquisition of the Phases 2A & 2B Improvements and related actions and documents, were ratified.**

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2025**

> **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.**

ELEVENTH ORDER OF BUSINESS **Approval of Minutes**

A. November 5, 2024 Landowners' Meeting

B. February 18, 2025 Special Meeting

> **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the November 5, 2024 Landowners' Meeting Minutes and the February 18, 2025 Special Meeting Minutes, as presented, were approved.**

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Petition for Traffic Study**

Ms. Suit discussed a request from residents to lower the speed limit on Sand Marsh Avenue from 40 miles per hour (mph), reduce the speed limit on all other roads to 15 mph, and installation of "No Through Traffic" or “No Through Commercial Traffic” signs. Ms. Schiffer stated that, per the Developer, the County is agreeable to reducing the speed limit on Sand Marsh Avenue from 40 mph to 30 mph, which would take approximately 30 days to implement.

Discussion ensued regarding whether the installation would be 30 days or 30 business days once approved and whether lowering the speed limit will make trucks slow down.

Ms. Suit and Mr. Earlywine discussed the purpose of a CDD, how the Board is populated, the differences between a CDD and HOA, etc.

Regarding the request, Mr. Earlywine stated that Traffic Control usually conducts a Traffic Study in relation to setting speed limits, etc. Ms. Schiffer stated that the County already told her they agreed to reduce the speed limit on Sand Marsh Avenue from 40 mph to 30 mph, with no mention of a Traffic Study.

Discussion ensued regarding the difference between the Unaudited Financial Statements and the Annual Audit, thresholds to be met in order to transition from a Developer Board to a resident Board, this Developer usually transitioning to a resident Board once development reaches 90%, how the CDD and HOA are different and completely separately entities, status of the pool and how the pool will be monitored, holiday lighting budget for Fiscal Year 2026, use of mulch or a hybrid “mulch” on the playground, whether playground equipment for younger children/toddlers can be installed, parking availability, whether shade structures can be installed at the mailboxes, contacting Folio to report both CDD and HOA issues, the requirement for the CDD to be open to the public since it was funded with tax-exempt funds, and giving non-residents the ability to purchase an amenity pass to utilize the amenities.

B. District Engineer: ZNS Engineering

There was no report.

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

- **NEXT MEETING DATE: May 19, 2025 at 12:00 PM**
  - **QUORUM CHECK**

The May 19, 2025 meeting will be canceled.

THIRTEENTH ORDER OF BUSINESS **Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

Public comments were heard during Item 12A.

There were no additional comments.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 12:42 p.m.

SALTMEADOWS CDD **April 21, 2025**

Secretary/Assistant Secretary

Chair/Vice Chair