

**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 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.

Present:

Martha Schiffer
Megan Germino
Amber Sweeney
Tyler Woody

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Bennett Davenport (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

Residents present:

Chelsea Suhr	John Wheeler	Doryce Wheeler	Karel Vander Zee
Stacey Ives	Kevin Searight	Kim Mercado	Jean deClaire Charles
Abbey Hovet	Samuel J. Ham		

DUE TO AUDIO INTERFERENCE, MANY PUBLIC COMMENTS WERE INAUDIBLE.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:01 p.m.

Supervisors Schiffer, Germino, Sweeney and Woody were present. Supervisor Greenwood was not present.

SECOND ORDER OF BUSINESS

Public Comments

A resident asked if there is a charge for the meeting location. Ms. Suit replied affirmatively. It was suggested that meetings be held in the CDD clubhouse.

THIRD ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

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

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2025-14. 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. Assessments are proposed to remain flat year-over-year. The budget will be funded via on-roll and off-roll assessments and a large Landowner contribution.

A resident questioned the “Janitorial” line item and stated the Clubhouse is closed to the public at this time. It was noted that the building is still cleaned weekly and that the building is available for rental.

A resident questioned the \$25,000 “Pressure washing” budget. A Board Member stated that various areas, including the Clubhouse, pool deck, sports courts, sidewalks, areas around amenities, etc., are pressure-washed when needed.

A resident questioned the \$3,500 “Amenity Center maintenance” budget. Ms. Suit stated that maintenance could include repairs. such as door locks, etc.

A resident questioned the Pool and Clubhouse telephone expense. It was noted that telephone and internet services are provided in these areas.

A resident questioned the \$48,000 "Management/accounting/recording" and the \$40,392 "Property management" line items. Ms. Suit stated that Wrathell, Hunt and Associates is the District Management company for CDD matters. The Property Manager is responsible for on-site field operations. Sharon should be contacted with questions related to common areas and amenities.

The Board and Staff responded to inaudible comments and questions.

It was noted that the Clubhouse is closed unless it is rented. The pool and the fitness center are accessible with key access.

A resident asked why the Clubhouse meeting room cannot be used without renting it. Mr. Davenport stated that, if it is made available to all, it would also need to be available to members of the general public in the same manner. It was noted that the additional janitorial expenditures would need to be included in the budget.

Mr. Davenport noted that areas of the facility can be restricted for specific Staff purposes. Use of the common meeting room is at the discretion of the Board.

Ms. Suit stated the budget cannot be increased at this point and suggested the Board consult with Sharon regarding use of the meeting room.

Members of the public continued advocating for open access to the Clubhouse/meeting room.

Ms. Schiffer stated cost is the limiting factor. She noted that landscape maintenance, pond maintenance, wetland monitoring, etc., are contractually negotiated costs for the entire CDD. Pond maintenance includes spraying for algae, picking up trash in the lakes, etc.

It was noted that trespassing in Conservation Areas is not permitted.

Ms. Schiffer stated that competitive bids were obtained for landscaping services.

A property owner stated she emailed Meritage and the CDD to ask for trash to be picked up in construction areas at the end of the day. It was noted that Jared Dipsiner, the Meritage builder on site, should be contacted to ensure that these issues are addressed.

A resident asked if it would be cheaper to purchase gym equipment. Ms. Suit stated that, in most cases, contracted leases with a buyout at the end are most common and cost effective. The Field Operations Manager would contact the leasing company for service on treadmills, etc.

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 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-15, Providing for Funding for the FY 2026 Adopted Budget(s); 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

Ms. Suit presented Resolution 2025-15.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-15, Providing for Funding for the FY 2026 Adopted Budget(s); 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.

FIFTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that the Chair will need to be authorized to approve the Fiscal Year 2025 Goals and Objectives Reporting.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings in the 2025 Goals and Objectives Reporting, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-16, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]

Ms. Suit presented Resolution 2025-16. The purpose of this Resolution is to appoint Jordan Lansford as an Assistant Secretary; all other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-16, Electing Officer(s) of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification Items

Ms. Suit presented the following:

- A. Acquisition of Amenity Center Improvements**
- B. Arrow Exterminators, Inc. Agreement for Pest Management Services**
- C. Climatic Conditioning Co., Inc., Contract for Maintenance Services [Amenities Buildings A/C Maintenance]**
- D. Fitnessmith Quote #EST9521 [Preventative Maintenance Service]**
- E. Florida Power & Light Company LED Lighting Agreement [Phase 2B 14121 Florida 62]**
- F. Hughes Exterminators Service Agreement for Commercial Pest Management [Clubhouse]**

- G. Yale Harbor Community Maintenance, Inc. Agreement for Services [Clubhouse Cleaning]

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Ratification Items, as listed, were ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of April 21, 2025 Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the April 21, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH 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

- 340 Registered Voters in District as of April 15, 2025
- UPCOMING MEETINGS
 - August 18, 2025 at 12:00 PM
 - September 15, 2025 at 12:00 PM
 - QUORUM CHECK

The August and September meetings will be canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

A resident questioned the \$7,000 alarm monitoring expenditure. Ms. Schiffer stated that is part of the Envera Security contract for the CDD security system, which includes access control, monitoring, video monitoring, etc.

A resident expressed concern about cracks in the pool finish. Ms. Schiffer stated the area is covered by a warranty; the pool was resurfaced once, another area was patched, and the pool will be resurfaced again before it reopens. While the pool is serviced, it will be closed for safety reasons.

A resident asked for pool umbrellas. Ms. Schiffer stated that Meritage will not add anything extra to the existing pool design.

A resident asked for a bench to be provided at the pickleball court.

Discussion ensued regarding home sales.

It was noted that the CDD has an HOA; for residents to take over the HOA Board, 90% occupancy is required.

Discussion ensued regarding speed limits and excessive speeding.

It was noted that the 30 miles per hour (mph) speed limit is an improvement.

A resident stated their belief that one of the gym doors was installed improperly. Ms. Schiffer stated those concerns can be directed to the Field Operations Manager.

Ms. Suit stated the CDD meeting schedule is on the CDD website. Meetings are scheduled ahead of time and unnecessary meetings are canceled to reduce associated costs of holding meetings.

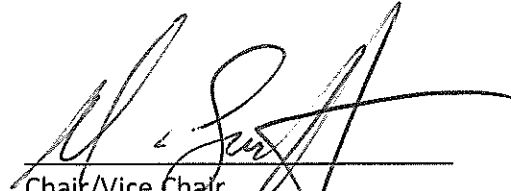
Discussion ensued regarding matters related to Meritage Homes.

THIRTEENTH 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair