

**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 January 20, 2026 at 2:00 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
Amber Sweeney	Assistant Secretary
Aimee Greenwood	Assistant Secretary
Tyler Woody	Assistant Secretary

Also present:

Jordan Lansford	District Manager
Bennett Davenport (via telephone)	District Counsel
Jeb Mulock (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 2:00 p.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Adoption of Amended Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date

Ms. Lansford presented Resolution 2026-01.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Adoption of Amended Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Amended Amenity Rules and Rates

A. Proofs/Affidavits of Publication

The affidavits of publication were included for informational purposes.

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

A Board Member asked for the amenity rates. Ms. Lansford stated the room rental rate for the Club Room is \$500 or four hours and \$125 for each additional hour.

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

B. Consideration of Resolution 2026-02, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date

Ms. Lansford presented Resolution 2026-02.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-02, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines and Frank

Ms. Lansford presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024 and accompanying disclosures. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

- A. Consideration of Resolution 2026-03, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-03, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SIXTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

- A. October 1, 2024 - September 30, 2025 [Posted]

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

- B. October 1, 2025 - September 30, 2026

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, were approved.

SEVENTH ORDER OF BUSINESS

**Ratification of Eco-Logic Services, LLC
Agreement for Environmental Services**

Ms. Lansford presented the Eco-Logic Services, LLC Agreement for Environmental Services. It was noted that termination without cause requires a five day notice written notice.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Eco-Logic Services, LLC Agreement for Environmental Services, was ratified.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of November 30, 2025**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

**Approval of September 15, 2025 Regular
Meeting Minutes**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the September 15, 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

- **FY2026 Insurance Property Schedule**

Ms. Lansford asked the Board to review the Insurance Property Schedule, which must be updated annually by October 1st, and email her with any questions, concerns or suggestions.

Discussion ensued regarding the footnote “Coverage applies only to property explicitly listed above. Items such as signs, fences, detached structures, pools, walls and lights are excluded unless individually scheduled.” Ms. Lansford will confirm with Egis whether addresses are needed for individual items highlighted on the property insurance schedule, and copy Ms. Schiffer.

- **NEXT MEETING DATE: March 16, 2026 at 12:00 PM [Location Unavailable]**
 - **QUORUM CHECK**

The next meeting will be held on March 16, 2026, unless cancelled. The proposed Fiscal Year 2027 budget will be considered at the May 18, 2026 meeting.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Discussion ensued regarding the need for repairs to vandalized basketball courts.
Ms. Schiffer will obtain quotes; a deficit funding request will be submitted if necessary.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 2:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair